

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	30	+ 11.1%	209	138	- 34.0%
Closed Sales	43	23	- 46.5%	202	124	- 38.6%
Median Sales Price*	\$650,000	<b>\$618,500</b>	- 4.8%	\$650,000	<b>\$627,500</b>	- 3.5%
Inventory of Homes for Sale	36	13	- 63.9%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	19	27	+ 42.1%
Percent of Original List Price Received*	103.6%	<b>104.4%</b>	+ 0.8%	105.7%	<b>104.3%</b>	- 1.3%
New Listings	25	23	- 8.0%	249	155	- 37.8%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

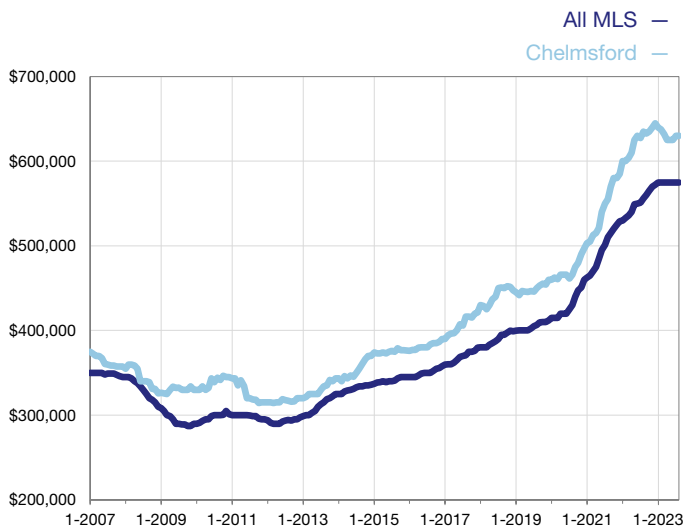
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	12	- 20.0%	119	91	- 23.5%
Closed Sales	15	11	- 26.7%	120	91	- 24.2%
Median Sales Price*	\$416,500	<b>\$425,000</b>	+ 2.0%	\$425,000	<b>\$435,000</b>	+ 2.4%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	21	39	+ 85.7%	19	24	+ 26.3%
Percent of Original List Price Received*	99.7%	<b>98.8%</b>	- 0.9%	104.0%	<b>102.2%</b>	- 1.7%
New Listings	15	13	- 13.3%	135	101	- 25.2%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

