

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	23	- 20.7%	238	156	- 34.5%
Closed Sales	28	24	- 14.3%	230	148	- 35.7%
Median Sales Price*	\$614,500	\$672,501	+ 9.4%	\$646,500	\$630,000	- 2.6%
Inventory of Homes for Sale	43	17	- 60.5%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	26	31	+ 19.2%	20	28	+ 40.0%
Percent of Original List Price Received*	101.8%	105.5%	+ 3.6%	105.3%	104.5%	- 0.8%
New Listings	41	21	- 48.8%	290	174	- 40.0%

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

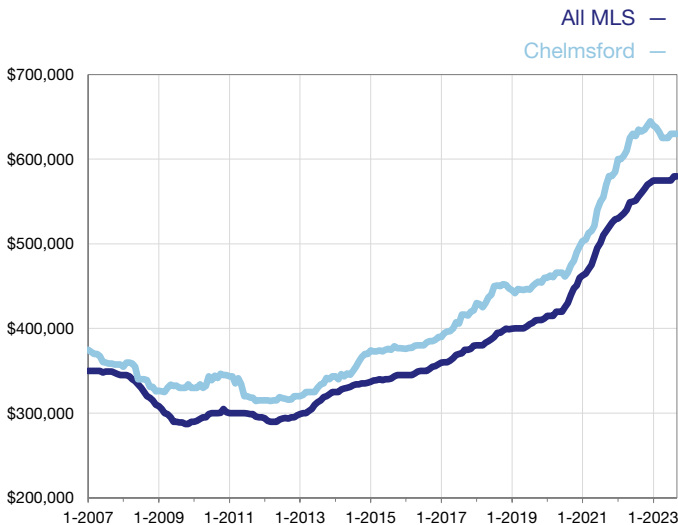
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	11	- 15.4%	132	101	- 23.5%
Closed Sales	13	11	- 15.4%	133	102	- 23.3%
Median Sales Price*	\$417,000	\$435,000	+ 4.3%	\$425,000	\$435,000	+ 2.4%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	35	58	+ 65.7%	21	28	+ 33.3%
Percent of Original List Price Received*	97.7%	103.0%	+ 5.4%	103.4%	102.3%	- 1.1%
New Listings	13	15	+ 15.4%	148	116	- 21.6%

* 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

