

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelsea

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	33	14	- 57.6%
Closed Sales	7	0	- 100.0%	34	12	- 64.7%
Median Sales Price*	\$610,000	\$0	- 100.0%	\$601,500	\$550,000	- 8.6%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	29	0	- 100.0%	30	60	+ 100.0%
Percent of Original List Price Received*	94.7%	0.0%	- 100.0%	102.3%	103.2%	+ 0.9%
New Listings	0	2	--	43	17	- 60.5%

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

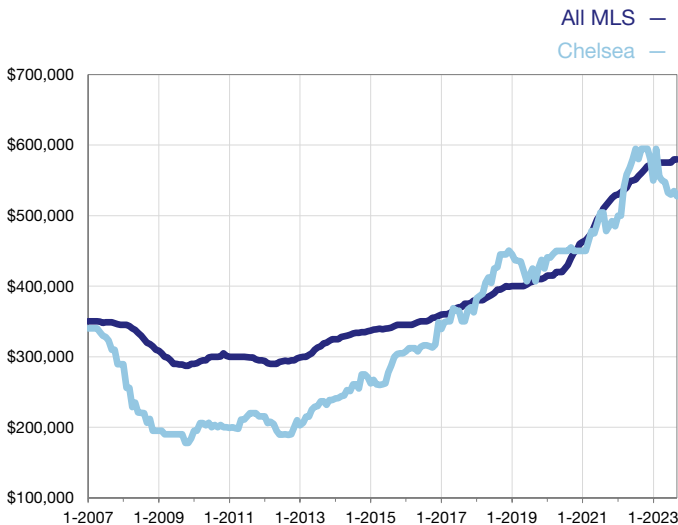
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	107	74	- 30.8%
Closed Sales	9	8	- 11.1%	104	58	- 44.2%
Median Sales Price*	\$539,000	\$439,500	- 18.5%	\$416,250	\$440,000	+ 5.7%
Inventory of Homes for Sale	34	27	- 20.6%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--
Cumulative Days on Market Until Sale	67	32	- 52.2%	39	31	- 20.5%
Percent of Original List Price Received*	102.7%	98.7%	- 3.9%	100.9%	101.0%	+ 0.1%
New Listings	20	17	- 15.0%	148	133	- 10.1%

\* 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

