

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	21	0.0%	259	173	- 33.2%
Closed Sales	27	18	- 33.3%	257	166	- 35.4%
Median Sales Price*	\$645,000	\$650,000	+ 0.8%	\$645,000	\$634,376	- 1.6%
Inventory of Homes for Sale	33	14	- 57.6%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 10.0%	21	28	+ 33.3%
Percent of Original List Price Received*	100.8%	103.9%	+ 3.1%	104.8%	104.4%	- 0.4%
New Listings	15	15	0.0%	305	190	- 37.7%

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

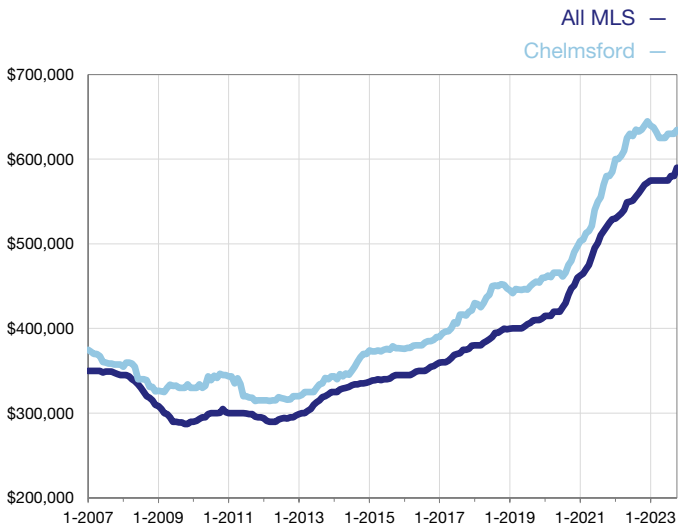
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	14	+ 75.0%	140	113	- 19.3%
Closed Sales	12	9	- 25.0%	145	111	- 23.4%
Median Sales Price*	\$407,500	\$481,500	+ 18.2%	\$425,000	\$440,000	+ 3.5%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	19	14	- 26.3%	21	27	+ 28.6%
Percent of Original List Price Received*	103.0%	103.6%	+ 0.6%	103.4%	102.4%	- 1.0%
New Listings	10	14	+ 40.0%	158	130	- 17.7%

* 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

