

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	13	- 40.9%	281	184	- 34.5%
Closed Sales	24	17	- 29.2%	281	183	- 34.9%
Median Sales Price*	\$658,000	\$660,000	+ 0.3%	\$645,000	\$636,000	- 1.4%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	35	20	- 42.9%	22	27	+ 22.7%
Percent of Original List Price Received*	98.4%	102.8%	+ 4.5%	104.2%	104.3%	+ 0.1%
New Listings	17	19	+ 11.8%	322	207	- 35.7%

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

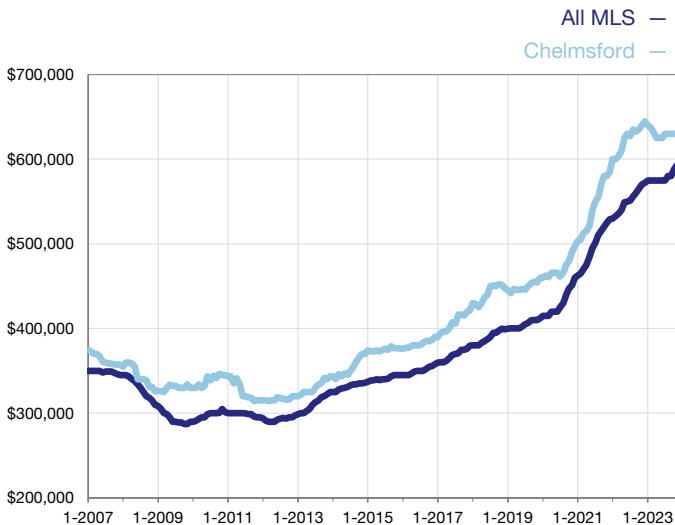
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	11	+ 57.1%	147	124	- 15.6%
Closed Sales	7	13	+ 85.7%	152	124	- 18.4%
Median Sales Price*	\$400,000	\$440,998	+ 10.2%	\$425,000	\$440,000	+ 3.5%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	21	26	+ 23.8%
Percent of Original List Price Received*	97.0%	101.0%	+ 4.1%	103.1%	102.3%	- 0.8%
New Listings	6	12	+ 100.0%	164	142	- 13.4%

* 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

