

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	37	16	- 56.8%
Closed Sales	2	3	+ 50.0%	38	17	- 55.3%
Median Sales Price*	\$536,250	\$480,000	- 10.5%	\$592,500	\$545,000	- 8.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	59	25	- 57.6%	31	48	+ 54.8%
Percent of Original List Price Received*	85.5%	96.7%	+ 13.1%	101.1%	102.1%	+ 1.0%
New Listings	3	0	- 100.0%	48	17	- 64.6%

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

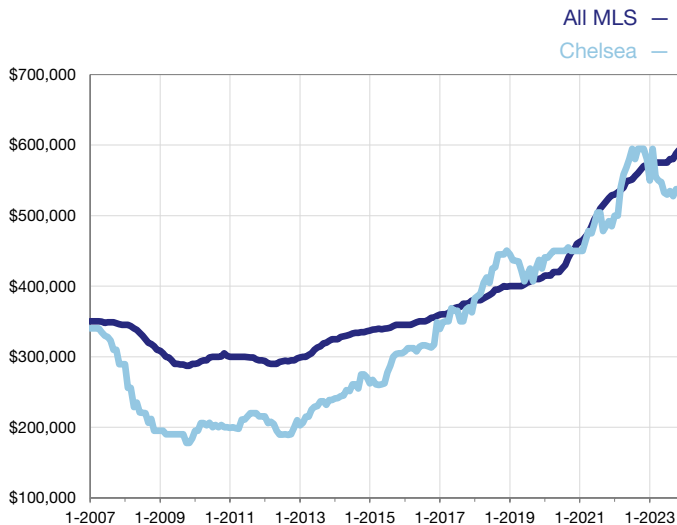
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	130	86	- 33.8%
Closed Sales	10	8	- 20.0%	135	71	- 47.4%
Median Sales Price*	\$417,500	\$387,950	- 7.1%	\$420,000	\$435,000	+ 3.6%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--
Cumulative Days on Market Until Sale	84	36	- 57.1%	46	30	- 34.8%
Percent of Original List Price Received*	97.2%	98.9%	+ 1.7%	100.5%	100.7%	+ 0.2%
New Listings	5	11	+ 120.0%	162	148	- 8.6%

* 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

