

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	15	+ 15.4%	294	199	- 32.3%
Closed Sales	20	13	- 35.0%	301	197	- 34.6%
Median Sales Price*	\$597,500	\$575,333	- 3.7%	\$645,000	\$635,000	- 1.6%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	23	27	+ 17.4%
Percent of Original List Price Received*	99.7%	103.9%	+ 4.2%	103.9%	104.2%	+ 0.3%
New Listings	5	4	- 20.0%	327	211	- 35.5%

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

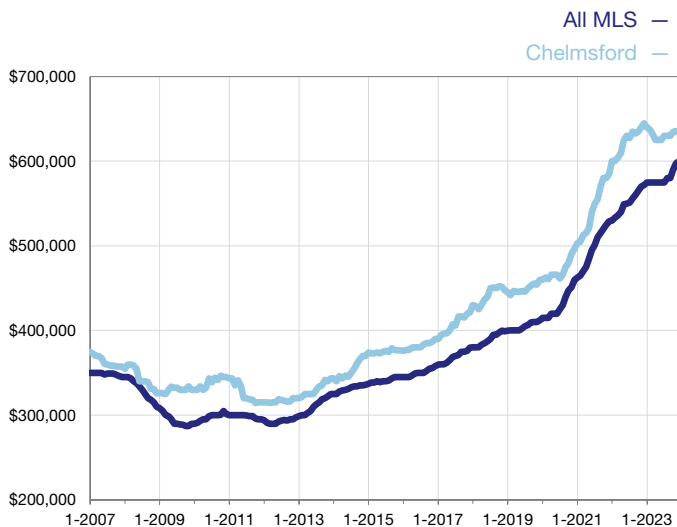
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	152	130	- 14.5%
Closed Sales	7	14	+ 100.0%	159	138	- 13.2%
Median Sales Price*	\$320,000	\$450,000	+ 40.6%	\$425,000	\$440,000	+ 3.5%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	32	42	+ 31.3%	21	28	+ 33.3%
Percent of Original List Price Received*	99.7%	99.4%	- 0.3%	102.9%	102.0%	- 0.9%
New Listings	3	1	- 66.7%	167	142	- 15.0%

* 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

