

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	37	16	- 56.8%
Closed Sales	2	0	- 100.0%	40	17	- 57.5%
Median Sales Price*	\$447,500	\$0	- 100.0%	\$580,000	\$545,000	- 6.0%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	51	0	- 100.0%	32	48	+ 50.0%
Percent of Original List Price Received*	97.7%	0.0%	- 100.0%	100.9%	102.1%	+ 1.2%
New Listings	0	1	--	48	18	- 62.5%

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

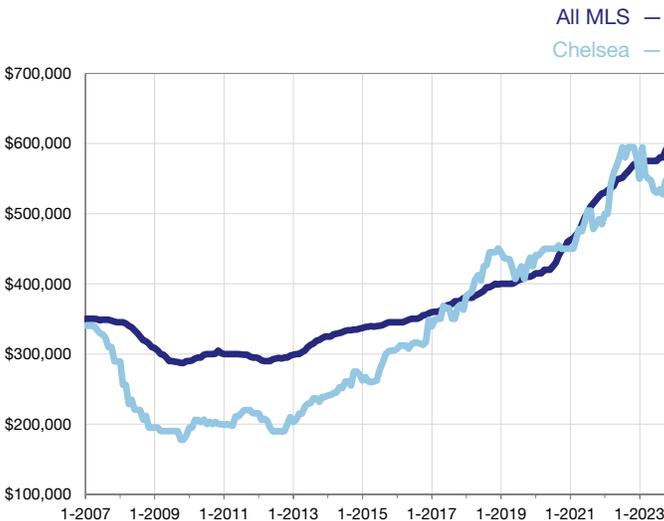
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	133	88	- 33.8%
Closed Sales	11	6	- 45.5%	146	79	- 45.9%
Median Sales Price*	\$400,000	\$467,500	+ 16.9%	\$419,000	\$435,000	+ 3.8%
Inventory of Homes for Sale	4	18	+ 350.0%	--	--	--
Months Supply of Inventory	0.4	2.5	+ 525.0%	--	--	--
Cumulative Days on Market Until Sale	57	38	- 33.3%	46	32	- 30.4%
Percent of Original List Price Received*	93.7%	99.4%	+ 6.1%	100.0%	100.5%	+ 0.5%
New Listings	2	8	+ 300.0%	164	157	- 4.3%

* 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

