

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chester

### Single-Family Properties

| Key Metrics                              | December  |                  |          | Year to Date |                  |         |
|------------------------------------------|-----------|------------------|----------|--------------|------------------|---------|
|                                          | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 0         | 1                | --       | 14           | 11               | - 21.4% |
| Closed Sales                             | 1         | 3                | + 200.0% | 15           | 12               | - 20.0% |
| Median Sales Price*                      | \$175,000 | <b>\$175,000</b> | 0.0%     | \$254,000    | <b>\$227,500</b> | - 10.4% |
| Inventory of Homes for Sale              | 5         | 1                | - 80.0%  | --           | --               | --      |
| Months Supply of Inventory               | 2.9       | <b>0.6</b>       | - 79.3%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 27        | <b>163</b>       | + 503.7% | 49           | <b>92</b>        | + 87.8% |
| Percent of Original List Price Received* | 110.1%    | <b>79.2%</b>     | - 28.1%  | 96.4%        | <b>92.0%</b>     | - 4.6%  |
| New Listings                             | 0         | 1                | --       | 18           | 11               | - 38.9% |

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

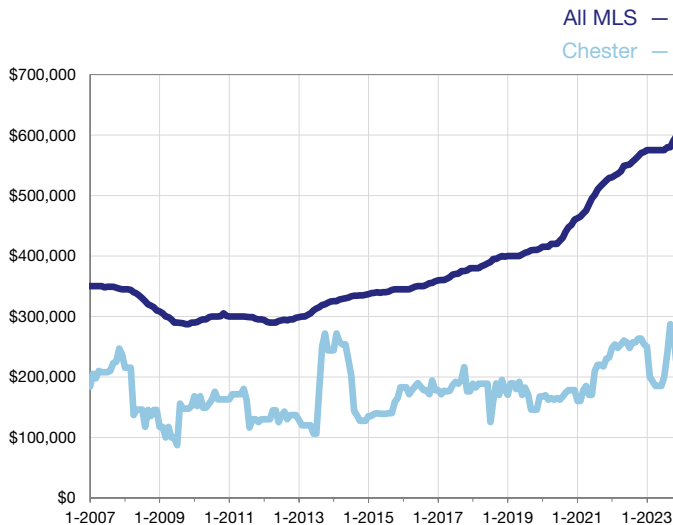
### Condominium Properties

| Key Metrics                              | December |             |       | Year to Date |             |       |
|------------------------------------------|----------|-------------|-------|--------------|-------------|-------|
|                                          | 2022     | 2023        | + / - | 2022         | 2023        | + / - |
| Pending Sales                            | 0        | 0           | --    | 0            | 0           | --    |
| Closed Sales                             | 0        | 0           | --    | 0            | 0           | --    |
| Median Sales Price*                      | \$0      | <b>\$0</b>  | --    | \$0          | <b>\$0</b>  | --    |
| Inventory of Homes for Sale              | 0        | 0           | --    | --           | --          | --    |
| Months Supply of Inventory               | 0.0      | <b>0.0</b>  | --    | --           | --          | --    |
| Cumulative Days on Market Until Sale     | 0        | 0           | --    | 0            | 0           | --    |
| Percent of Original List Price Received* | 0.0%     | <b>0.0%</b> | --    | 0.0%         | <b>0.0%</b> | --    |
| New Listings                             | 0        | 0           | --    | 0            | 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

