

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

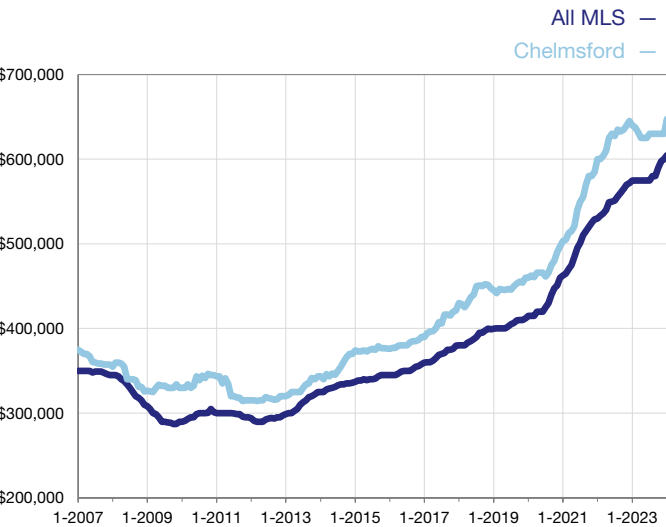
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	12	13	+ 8.3%
Closed Sales	11	14	+ 27.3%	11	14	+ 27.3%
Median Sales Price*	\$584,900	\$578,500	- 1.1%	\$584,900	\$578,500	- 1.1%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	44	40	- 9.1%	44	40	- 9.1%
Percent of Original List Price Received*	98.5%	100.6%	+ 2.1%	98.5%	100.6%	+ 2.1%
New Listings	14	15	+ 7.1%	14	15	+ 7.1%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$387,750	\$547,500	+ 41.2%	\$387,750	\$547,500	+ 41.2%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	35	+ 45.8%	24	35	+ 45.8%
Percent of Original List Price Received*	97.1%	96.9%	- 0.2%	97.1%	96.9%	- 0.2%
New Listings	7	12	+ 71.4%	7	12	+ 71.4%

* 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

