

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$545,000	\$650,000	+ 19.3%	\$545,000	\$650,000	+ 19.3%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	27	29	+ 7.4%
Percent of Original List Price Received*	95.8%	101.7%	+ 6.2%	95.8%	101.7%	+ 6.2%
New Listings	3	2	- 33.3%	3	2	- 33.3%

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

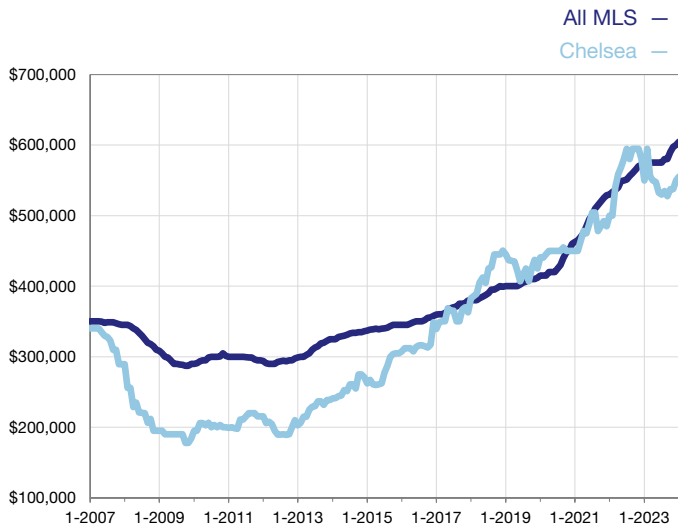
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	9	+ 80.0%	5	9	+ 80.0%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$418,000	\$625,000	+ 49.5%	\$418,000	\$625,000	+ 49.5%
Inventory of Homes for Sale	7	22	+ 214.3%	--	--	--
Months Supply of Inventory	0.7	2.9	+ 314.3%	--	--	--
Cumulative Days on Market Until Sale	38	78	+ 105.3%	38	78	+ 105.3%
Percent of Original List Price Received*	99.3%	97.0%	- 2.3%	99.3%	97.0%	- 2.3%
New Listings	9	20	+ 122.2%	9	20	+ 122.2%

* 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

