

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	16	+ 77.8%	21	27	+ 28.6%
Closed Sales	12	13	+ 8.3%	23	27	+ 17.4%
Median Sales Price*	\$614,376	\$801,000	+ 30.4%	\$595,000	\$685,000	+ 15.1%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	50	22	- 56.0%	47	31	- 34.0%
Percent of Original List Price Received*	98.5%	102.6%	+ 4.2%	98.5%	101.6%	+ 3.1%
New Listings	9	14	+ 55.6%	23	29	+ 26.1%

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

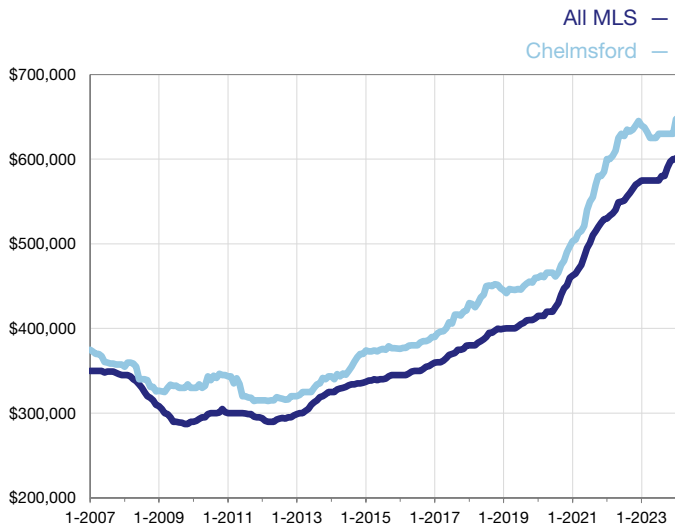
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	17	+ 183.3%	13	25	+ 92.3%
Closed Sales	10	6	- 40.0%	16	10	- 37.5%
Median Sales Price*	\$555,000	\$405,000	- 27.0%	\$423,000	\$418,500	- 1.1%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	26	33	+ 26.9%
Percent of Original List Price Received*	101.1%	99.3%	- 1.8%	99.6%	98.3%	- 1.3%
New Listings	8	16	+ 100.0%	15	28	+ 86.7%

* 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

