

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	21	+ 162.5%	29	47	+ 62.1%
Closed Sales	14	14	0.0%	37	41	+ 10.8%
Median Sales Price*	\$605,000	\$719,000	+ 18.8%	\$600,000	\$698,000	+ 16.3%
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	41	56	+ 36.6%	45	40	- 11.1%
Percent of Original List Price Received*	103.1%	102.6%	- 0.5%	100.3%	101.9%	+ 1.6%
New Listings	11	21	+ 90.9%	34	50	+ 47.1%

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

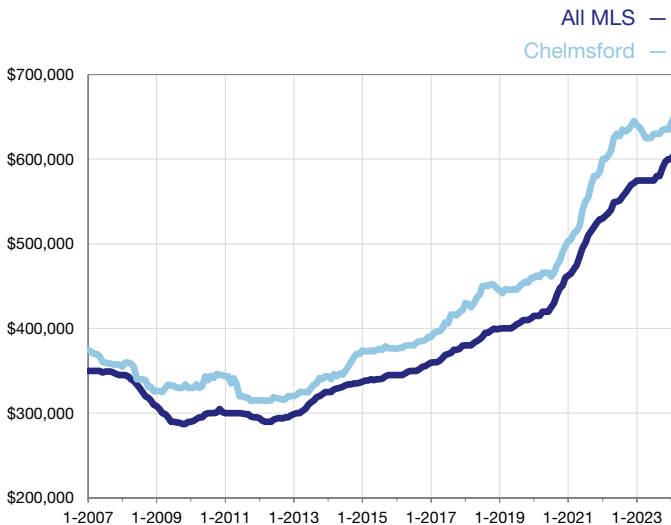
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	12	+ 33.3%	22	37	+ 68.2%
Closed Sales	10	13	+ 30.0%	26	23	- 11.5%
Median Sales Price*	\$450,950	\$420,000	- 6.9%	\$439,950	\$420,000	- 4.5%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 9.1%	24	28	+ 16.7%
Percent of Original List Price Received*	100.1%	103.8%	+ 3.7%	99.8%	101.4%	+ 1.6%
New Listings	10	9	- 10.0%	25	37	+ 48.0%

* 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

