

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelsea

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	6	6	0.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$667,500	<b>\$458,000</b>	- 31.4%	\$611,250	<b>\$595,000</b>	- 2.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	37	8	- 78.4%	45	18	- 60.0%
Percent of Original List Price Received*	105.1%	<b>91.8%</b>	- 12.7%	100.7%	<b>97.6%</b>	- 3.1%
New Listings	3	5	+ 66.7%	8	9	+ 12.5%

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

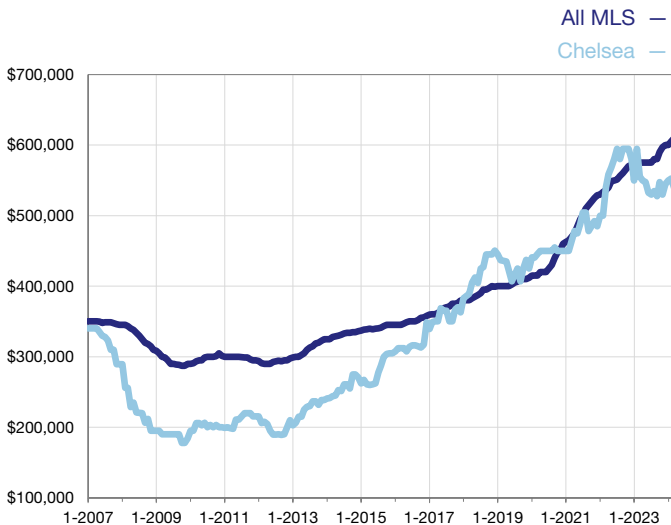
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	15	+ 66.7%	25	42	+ 68.0%
Closed Sales	7	19	+ 171.4%	19	38	+ 100.0%
Median Sales Price*	\$430,000	<b>\$491,000</b>	+ 14.2%	\$455,000	<b>\$525,000</b>	+ 15.4%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--
Cumulative Days on Market Until Sale	19	69	+ 263.2%	32	87	+ 171.9%
Percent of Original List Price Received*	101.5%	<b>98.6%</b>	- 2.9%	100.2%	<b>98.8%</b>	- 1.4%
New Listings	18	8	- 55.6%	61	48	- 21.3%

\* 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

