

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

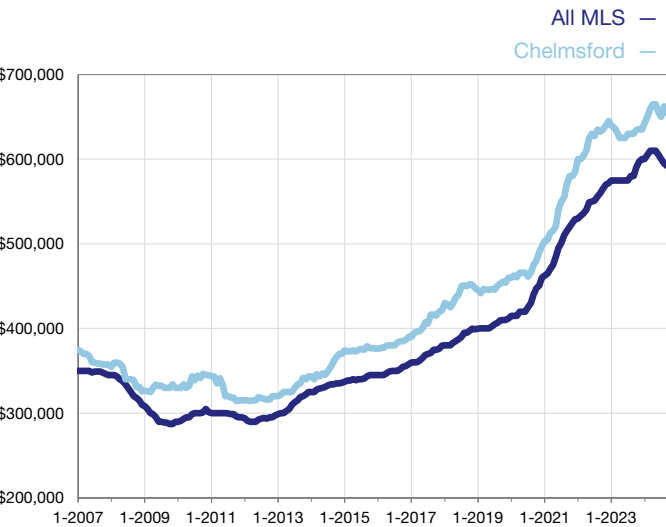
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	20	33	+ 65.0%	152	203	+ 33.6%
Closed Sales	24	30	+ 25.0%	148	185	+ 25.0%
Median Sales Price*	\$672,501	\$702,500	+ 4.5%	\$630,000	\$730,000	+ 15.9%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	31	20	- 35.5%	28	24	- 14.3%
Percent of Original List Price Received*	105.5%	102.1%	- 3.2%	104.5%	103.7%	- 0.8%
New Listings	20	33	+ 65.0%	174	221	+ 27.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	99	108	+ 9.1%
Closed Sales	11	15	+ 36.4%	102	102	0.0%
Median Sales Price*	\$435,000	\$470,000	+ 8.0%	\$435,000	\$442,500	+ 1.7%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	58	24	- 58.6%	28	26	- 7.1%
Percent of Original List Price Received*	103.0%	100.6%	- 2.3%	102.3%	103.0%	+ 0.7%
New Listings	16	20	+ 25.0%	117	126	+ 7.7%

* 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

