

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelsea

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	4	+ 100.0%	14	20	+ 42.9%
Closed Sales	0	2	--	12	15	+ 25.0%
Median Sales Price*	\$0	<b>\$685,000</b>	--	\$550,000	<b>\$650,000</b>	+ 18.2%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--
Cumulative Days on Market Until Sale	0	61	--	60	26	- 56.7%
Percent of Original List Price Received*	0.0%	92.9%	--	103.2%	100.9%	- 2.2%
New Listings	2	5	+ 150.0%	17	27	+ 58.8%

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

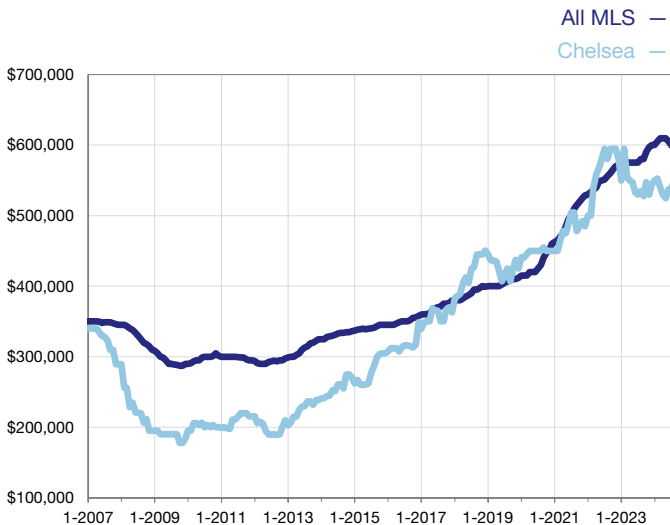
### Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	10	+ 42.9%	67	91	+ 35.8%
Closed Sales	8	8	0.0%	58	83	+ 43.1%
Median Sales Price*	\$439,500	<b>\$470,000</b>	+ 6.9%	\$440,000	<b>\$510,000</b>	+ 15.9%
Inventory of Homes for Sale	32	24	- 25.0%	--	--	--
Months Supply of Inventory	4.1	2.6	- 36.6%	--	--	--
Cumulative Days on Market Until Sale	32	37	+ 15.6%	31	64	+ 106.5%
Percent of Original List Price Received*	98.7%	97.4%	- 1.3%	101.0%	98.0%	- 3.0%
New Listings	14	18	+ 28.6%	130	114	- 12.3%

\* 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

