

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	36	+ 89.5%	171	235	+ 37.4%
Closed Sales	18	31	+ 72.2%	166	216	+ 30.1%
Median Sales Price*	\$650,000	\$690,000	+ 6.2%	\$634,376	\$713,000	+ 12.4%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	27	23	- 14.8%	28	24	- 14.3%
Percent of Original List Price Received*	103.9%	103.1%	- 0.8%	104.4%	103.6%	- 0.8%
New Listings	14	33	+ 135.7%	188	253	+ 34.6%

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

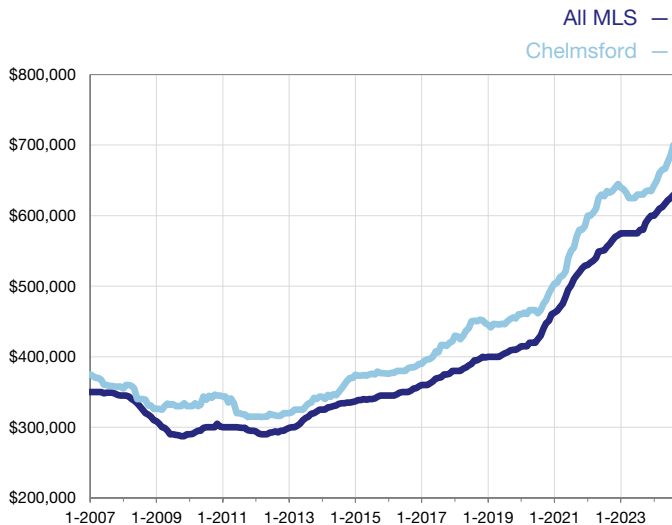
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	13	- 7.1%	113	119	+ 5.3%
Closed Sales	9	10	+ 11.1%	111	112	+ 0.9%
Median Sales Price*	\$481,500	\$460,000	- 4.5%	\$440,000	\$445,000	+ 1.1%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	14	29	+ 107.1%	27	26	- 3.7%
Percent of Original List Price Received*	103.6%	98.1%	- 5.3%	102.4%	102.6%	+ 0.2%
New Listings	13	12	- 7.7%	130	138	+ 6.2%

* 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

