

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 2 | 7 | + 250.0% | 16 | 27 | + 68.8% |
| Closed Sales | 2 | 1 | - 50.0% | 14 | 16 | + 14.3% |
| Median Sales Price* | \$565,000 | \$730,000 | + 29.2% | \$552,500 | \$650,000 | + 17.6% |
| Inventory of Homes for Sale | 0 | 2 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.7 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 11 | 47 | + 327.3% | 53 | 27 | - 49.1% |
| Percent of Original List Price Received* | 103.9% | 92.4% | - 11.1% | 103.3% | 100.4% | - 2.8% |
| New Listings | 0 | 4 | -- | 17 | 31 | + 82.4% |

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

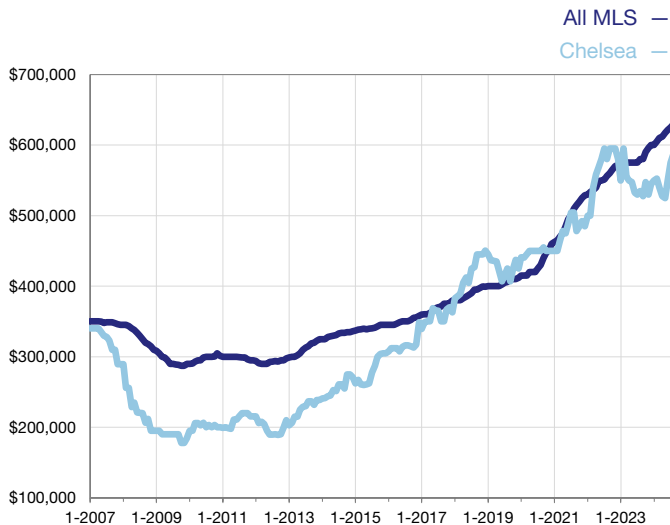
Condominium Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 10 | 13 | + 30.0% | 77 | 104 | + 35.1% |
| Closed Sales | 5 | 9 | + 80.0% | 63 | 94 | + 49.2% |
| Median Sales Price* | \$435,000 | \$425,000 | - 2.3% | \$440,000 | \$490,500 | + 11.5% |
| Inventory of Homes for Sale | 20 | 23 | + 15.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 2.4 | - 11.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 16 | 40 | + 150.0% | 29 | 60 | + 106.9% |
| Percent of Original List Price Received* | 100.1% | 99.7% | - 0.4% | 100.9% | 98.3% | - 2.6% |
| New Listings | 7 | 12 | + 71.4% | 137 | 126 | - 8.0% |

* 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

