

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

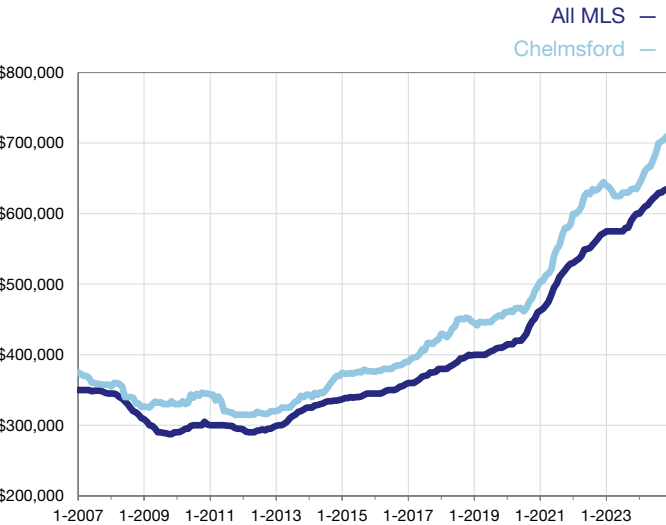
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	14	26	+ 85.7%	185	256	+ 38.4%
Closed Sales	18	24	+ 33.3%	184	240	+ 30.4%
Median Sales Price*	\$662,500	\$747,500	+ 12.8%	\$638,000	\$715,000	+ 12.1%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	20	31	+ 55.0%	27	24	- 11.1%
Percent of Original List Price Received*	102.6%	102.3%	- 0.3%	104.3%	103.4%	- 0.9%
New Listings	20	14	- 30.0%	208	267	+ 28.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	124	129	+ 4.0%
Closed Sales	13	6	- 53.8%	124	118	- 4.8%
Median Sales Price*	\$440,998	\$534,950	+ 21.3%	\$440,000	\$445,000	+ 1.1%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 8.0%	26	26	0.0%
Percent of Original List Price Received*	101.0%	100.9%	- 0.1%	102.3%	102.5%	+ 0.2%
New Listings	11	10	- 9.1%	141	148	+ 5.0%

* 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

