

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

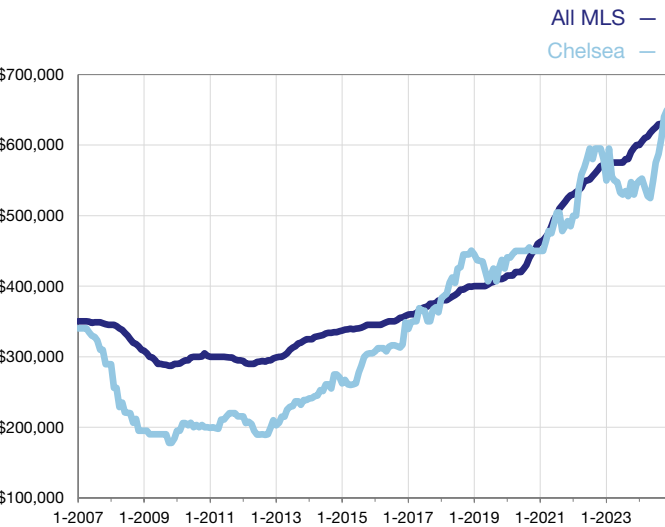
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	16	28	+ 75.0%
Closed Sales	3	5	+ 66.7%	17	21	+ 23.5%
Median Sales Price*	\$480,000	\$575,000	+ 19.8%	\$545,000	\$625,000	+ 14.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	25	35	+ 40.0%	48	29	- 39.6%
Percent of Original List Price Received*	96.7%	93.5%	- 3.3%	102.1%	98.7%	- 3.3%
New Listings	0	0	--	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	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	82	110	+ 34.1%
Closed Sales	10	13	+ 30.0%	73	107	+ 46.6%
Median Sales Price*	\$387,950	\$405,000	+ 4.4%	\$435,000	\$468,000	+ 7.6%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	3.4	1.9	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	43	34	- 20.9%	31	57	+ 83.9%
Percent of Original List Price Received*	98.4%	100.0%	+ 1.6%	100.6%	98.5%	- 2.1%
New Listings	11	6	- 45.5%	148	131	- 11.5%

* 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

