

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

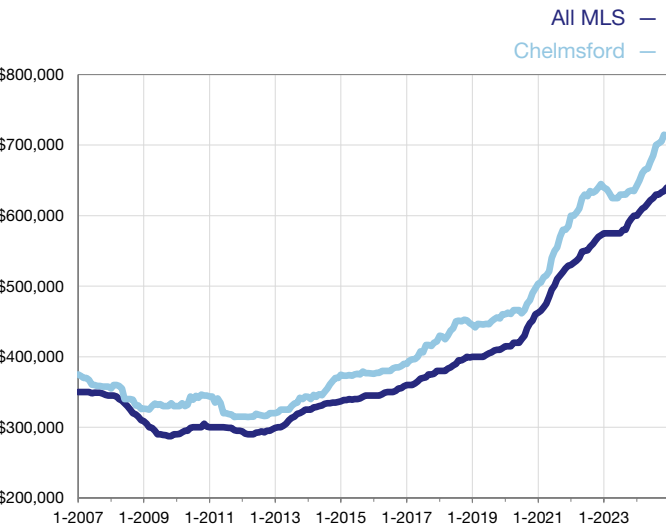
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	16	+ 23.1%	198	266	+ 34.3%
Closed Sales	13	28	+ 115.4%	197	268	+ 36.0%
Median Sales Price*	\$575,333	\$677,500	+ 17.8%	\$635,000	\$713,000	+ 12.3%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	0.7	0.2	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	27	28	+ 3.7%	27	25	- 7.4%
Percent of Original List Price Received*	103.9%	100.5%	- 3.3%	104.2%	103.1%	- 1.1%
New Listings	4	6	+ 50.0%	212	273	+ 28.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	12	+ 200.0%	128	139	+ 8.6%
Closed Sales	14	18	+ 28.6%	138	136	- 1.4%
Median Sales Price*	\$450,000	\$455,000	+ 1.1%	\$440,000	\$445,000	+ 1.1%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	42	26	- 38.1%	28	26	- 7.1%
Percent of Original List Price Received*	99.4%	99.9%	+ 0.5%	102.0%	102.1%	+ 0.1%
New Listings	1	5	+ 400.0%	142	153	+ 7.7%

\* 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

