

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

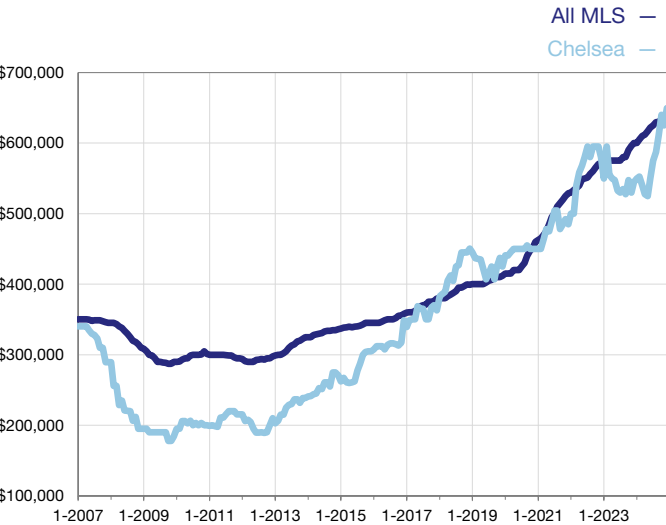
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	16	27	+ 68.8%
Closed Sales	0	5	--	17	26	+ 52.9%
Median Sales Price*	\$0	\$730,000	--	\$545,000	\$650,000	+ 19.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	48	27	- 43.8%
Percent of Original List Price Received*	0.0%	102.8%	--	102.1%	99.5%	- 2.5%
New Listings	1	0	- 100.0%	18	31	+ 72.2%

* 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	7	+ 75.0%	86	116	+ 34.9%
Closed Sales	6	9	+ 50.0%	79	116	+ 46.8%
Median Sales Price*	\$467,500	\$410,000	- 12.3%	\$435,000	\$464,000	+ 6.7%
Inventory of Homes for Sale	21	12	- 42.9%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	38	55	+ 44.7%	32	57	+ 78.1%
Percent of Original List Price Received*	99.4%	90.3%	- 9.2%	100.5%	97.9%	- 2.6%
New Listings	7	10	+ 42.9%	155	139	- 10.3%

* 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

