

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

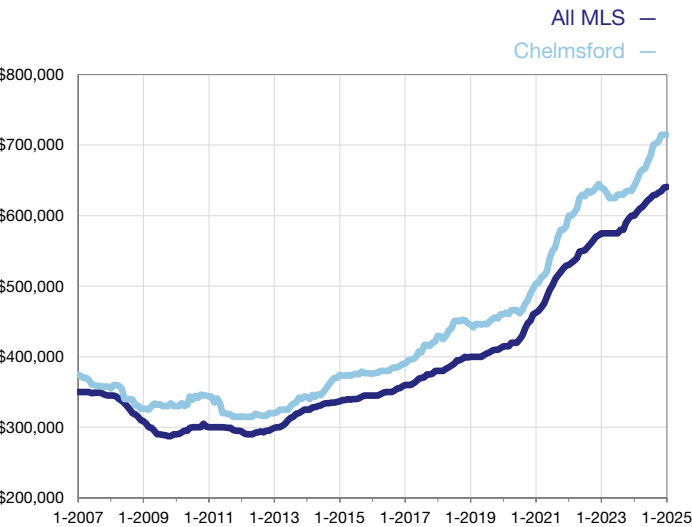
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	11	0.0%	11	11	0.0%
Closed Sales	14	11	- 21.4%	14	11	- 21.4%
Median Sales Price*	\$578,500	\$655,000	+ 13.2%	\$578,500	\$655,000	+ 13.2%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.3	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	40	25	- 37.5%	40	25	- 37.5%
Percent of Original List Price Received*	100.6%	102.4%	+ 1.8%	100.6%	102.4%	+ 1.8%
New Listings	15	14	- 6.7%	15	14	- 6.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	8	12	+ 50.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$547,500	\$425,000	- 22.4%	\$547,500	\$425,000	- 22.4%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	35	44	+ 25.7%
Percent of Original List Price Received*	96.9%	99.5%	+ 2.7%	96.9%	99.5%	+ 2.7%
New Listings	12	15	+ 25.0%	12	15	+ 25.0%

\* 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

