

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelsea

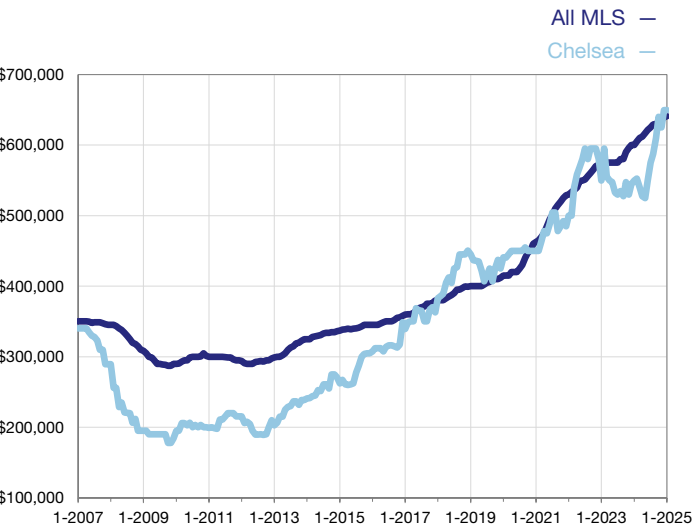
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$650,000	\$0	- 100.0%	\$650,000	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	29	0	- 100.0%	29	0	- 100.0%
Percent of Original List Price Received*	101.7%	0.0%	- 100.0%	101.7%	0.0%	- 100.0%
New Listings	2	2	0.0%	2	2	0.0%

\* 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	7	7	0.0%	7	7	0.0%
Closed Sales	5	1	- 80.0%	5	1	- 80.0%
Median Sales Price*	\$625,000	\$800,000	+ 28.0%	\$625,000	\$800,000	+ 28.0%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	3.4	1.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	78	3	- 96.2%	78	3	- 96.2%
Percent of Original List Price Received*	97.0%	103.2%	+ 6.4%	97.0%	103.2%	+ 6.4%
New Listings	18	12	- 33.3%	18	12	- 33.3%

\* 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

