

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

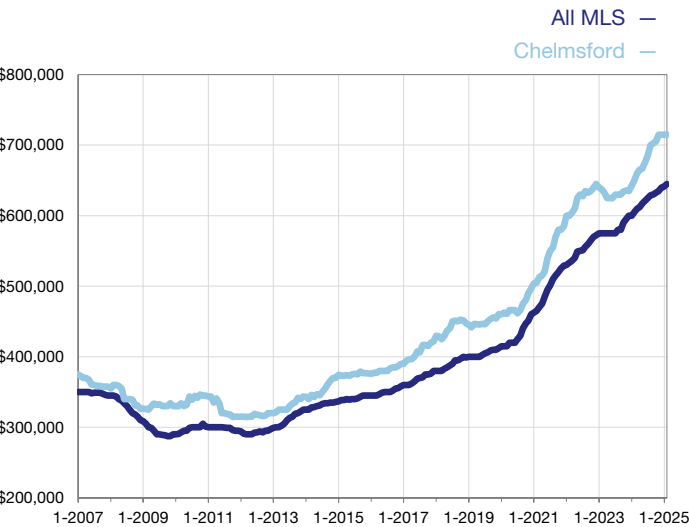
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	9	- 40.0%	26	19	- 26.9%
Closed Sales	13	10	- 23.1%	27	21	- 22.2%
Median Sales Price*	\$801,000	\$717,500	- 10.4%	\$685,000	\$685,000	0.0%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	22	18	- 18.2%	31	22	- 29.0%
Percent of Original List Price Received*	102.6%	100.4%	- 2.1%	101.6%	101.4%	- 0.2%
New Listings	14	14	0.0%	29	28	- 3.4%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	17	0.0%	25	29	+ 16.0%
Closed Sales	6	9	+ 50.0%	10	14	+ 40.0%
Median Sales Price*	\$405,000	\$425,000	+ 4.9%	\$418,500	\$425,000	+ 1.6%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	56	+ 75.0%	33	52	+ 57.6%
Percent of Original List Price Received*	99.3%	101.3%	+ 2.0%	98.3%	100.6%	+ 2.3%
New Listings	15	9	- 40.0%	27	24	- 11.1%

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Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

