

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

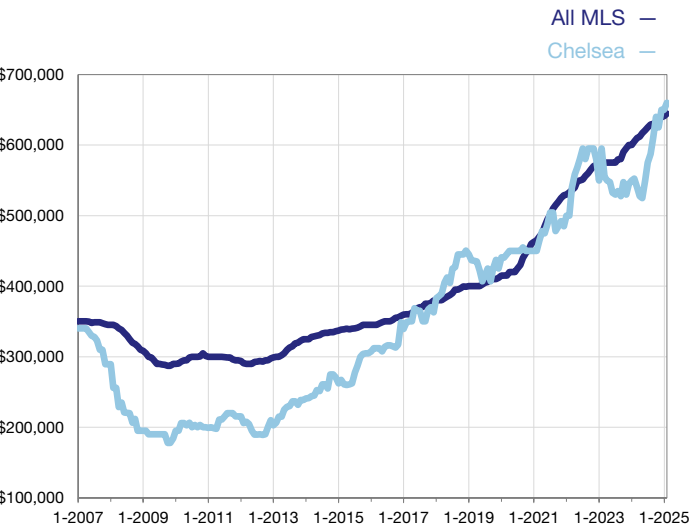
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				1	1	0.0%	3	2	- 33.3%
Closed Sales				1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*				\$595,000	\$0	- 100.0%	\$622,500	\$0	- 100.0%
Inventory of Homes for Sale				1	0	- 100.0%	--	--	--
Months Supply of Inventory				0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale				16	0	- 100.0%	23	0	- 100.0%
Percent of Original List Price Received*				99.3%	0.0%	- 100.0%	100.5%	0.0%	- 100.0%
New Listings				1	0	- 100.0%	3	2	- 33.3%

* 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		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				10	9	- 10.0%	17	16	- 5.9%
Closed Sales				5	8	+ 60.0%	10	9	- 10.0%
Median Sales Price*				\$522,000	\$475,000	- 9.0%	\$525,000	\$475,000	- 9.5%
Inventory of Homes for Sale				22	12	- 45.5%	--	--	--
Months Supply of Inventory				2.8	1.3	- 53.6%	--	--	--
Cumulative Days on Market Until Sale				86	64	- 25.6%	82	57	- 30.5%
Percent of Original List Price Received*				95.5%	99.0%	+ 3.7%	96.2%	99.5%	+ 3.4%
New Listings				8	6	- 25.0%	26	18	- 30.8%

* 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

