Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties	April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$458,000	\$0	- 100.0%	\$595,000	\$665,000	+ 11.8%
Inventory of Homes for Sale	4	6	+ 50.0%			
Months Supply of Inventory	2.4	2.5	+ 4.2%			
Cumulative Days on Market Until Sale	8	0	- 100.0%	18	7	- 61.1%
Percent of Original List Price Received*	91.8%	0.0%	- 100.0%	97.6%	105.3%	+ 7.9%
New Listings	5	5	0.0%	9	10	+ 11.1%

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

Condominium Properties	April			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	13	14	+ 7.7%	40	38	- 5.0%
Closed Sales	19	6	- 68.4%	38	26	- 31.6%
Median Sales Price*	\$491,000	\$330,600	- 32.7%	\$525,000	\$442,000	- 15.8%
Inventory of Homes for Sale	21	17	- 19.0%			
Months Supply of Inventory	2.5	1.8	- 28.0%			
Cumulative Days on Market Until Sale	69	59	- 14.5%	87	54	- 37.9%
Percent of Original List Price Received*	98.6%	99.6 %	+ 1.0%	98.8%	98.9%	+ 0.1%
New Listings	8	13	+ 62.5%	48	49	+ 2.1%

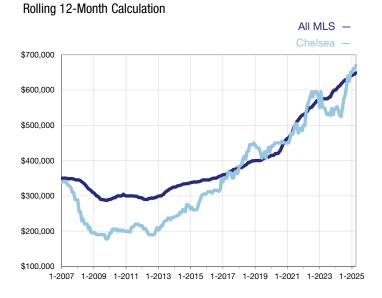
\$200,000

\$100,000

1-2007

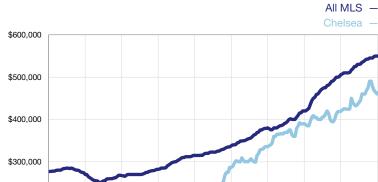
1-2009

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Median Sales Price – Single-Family Properties



1-2013 1-2015

1-2017 1-2019 1-2021

1-2023 1-2025

Median Sales Price – Condominium Properties Rolling 12-Month Calculation

1-2011

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.