

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	16	12	- 25.0%	266	210	- 21.1%
Closed Sales	29	16	- 44.8%	269	210	- 21.9%
Median Sales Price*	\$680,000	<b>\$746,556</b>	+ 9.8%	\$715,000	<b>\$720,500</b>	+ 0.8%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	28	32	+ 14.3%	25	23	- 8.0%
Percent of Original List Price Received*	100.4%	99.6%	- 0.8%	103.1%	102.6%	- 0.5%
New Listings	6	4	- 33.3%	273	236	- 13.6%

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

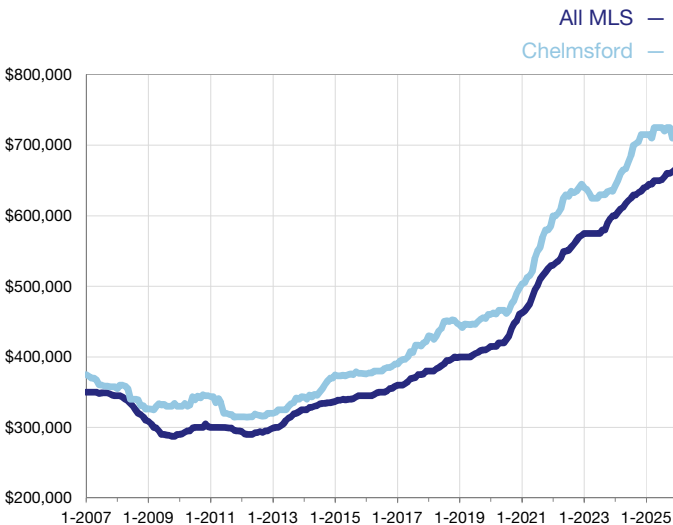
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	12	+ 20.0%	137	138	+ 0.7%
Closed Sales	19	13	- 31.6%	137	131	- 4.4%
Median Sales Price*	\$450,000	<b>\$420,000</b>	- 6.7%	\$445,000	<b>\$435,000</b>	- 2.2%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	29	38	+ 31.0%	27	31	+ 14.8%
Percent of Original List Price Received*	99.6%	98.9%	- 0.7%	102.1%	100.7%	- 1.4%
New Listings	5	5	0.0%	152	149	- 2.0%

\* 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

