

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelsea

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	3	--	27	20	- 25.9%
Closed Sales	5	0	- 100.0%	26	16	- 38.5%
Median Sales Price*	\$730,000	\$0	- 100.0%	\$650,000	\$658,000	+ 1.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	27	28	+ 3.7%
Percent of Original List Price Received*	102.8%	0.0%	- 100.0%	99.5%	100.7%	+ 1.2%
New Listings	0	1	--	31	27	- 12.9%

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

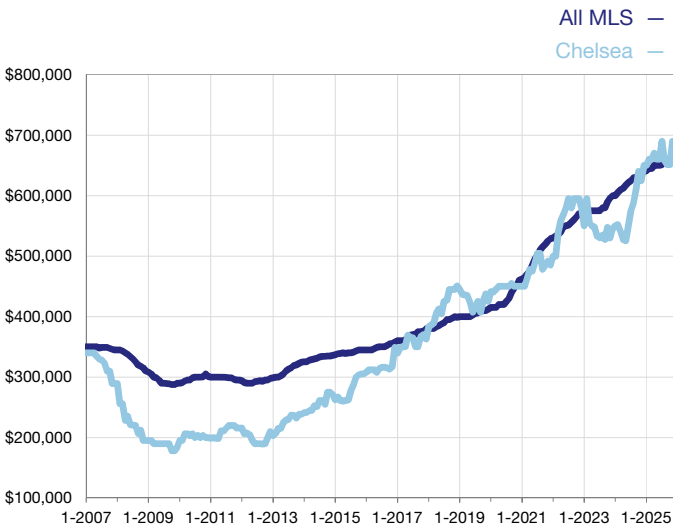
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	5	+ 25.0%	113	99	- 12.4%
Closed Sales	9	7	- 22.2%	116	98	- 15.5%
Median Sales Price*	\$410,000	\$405,000	- 1.2%	\$464,000	\$427,500	- 7.9%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	55	56	+ 1.8%	57	50	- 12.3%
Percent of Original List Price Received*	90.3%	94.8%	+ 5.0%	97.9%	97.8%	- 0.1%
New Listings	10	7	- 30.0%	141	152	+ 7.8%

\* 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

