

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chelmsford

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	11	+ 57.1%	17	24	+ 41.2%
Closed Sales	10	9	- 10.0%	21	18	- 14.3%
Median Sales Price*	\$717,500	<b>\$700,000</b>	- 2.4%	\$685,000	<b>\$725,000</b>	+ 5.8%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	18	58	+ 222.2%	22	56	+ 154.5%
Percent of Original List Price Received*	100.4%	98.3%	- 2.1%	101.4%	97.7%	- 3.6%
New Listings	14	15	+ 7.1%	27	27	0.0%

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

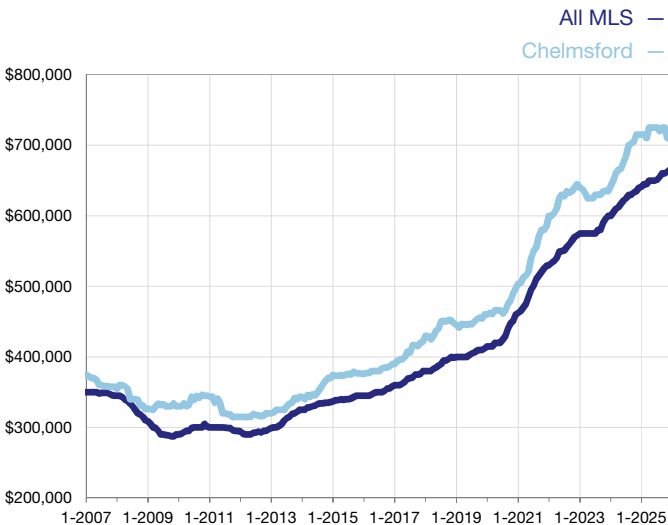
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	10	- 37.5%	28	20	- 28.6%
Closed Sales	9	2	- 77.8%	14	13	- 7.1%
Median Sales Price*	\$425,000	<b>\$420,000</b>	- 1.2%	\$425,000	<b>\$450,000</b>	+ 5.9%
Inventory of Homes for Sale	6	12	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	56	66	+ 17.9%	52	46	- 11.5%
Percent of Original List Price Received*	101.3%	99.5%	- 1.8%	100.6%	99.1%	- 1.5%
New Listings	9	12	+ 33.3%	24	21	- 12.5%

\* 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

