

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	18	21	+ 16.7%	35	43	+ 22.9%
Closed Sales	10	15	+ 50.0%	31	33	+ 6.5%
Median Sales Price*	\$650,000	\$760,000	+ 16.9%	\$655,000	\$730,000	+ 11.5%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	23	48	+ 108.7%	22	52	+ 136.4%
Percent of Original List Price Received*	108.7%	101.6%	- 6.5%	103.8%	99.5%	- 4.1%
New Listings	16	18	+ 12.5%	43	44	+ 2.3%

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

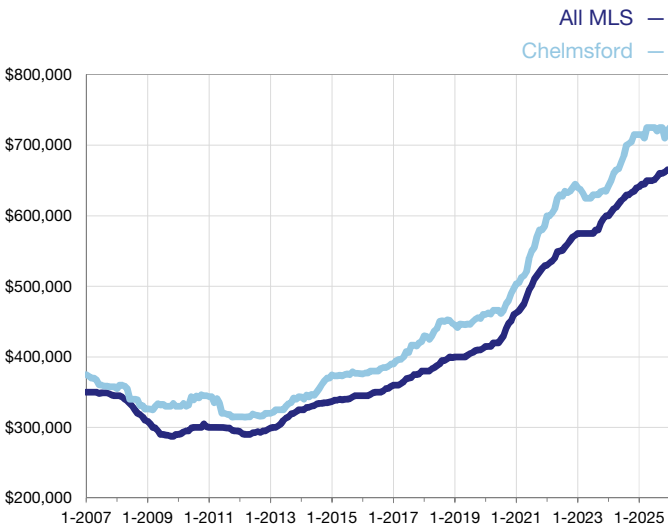
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	13	+ 62.5%	36	31	- 13.9%
Closed Sales	15	10	- 33.3%	29	23	- 20.7%
Median Sales Price*	\$484,000	\$480,000	- 0.8%	\$439,900	\$475,000	+ 8.0%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	47	25	- 46.8%	49	37	- 24.5%
Percent of Original List Price Received*	102.1%	101.5%	- 0.6%	101.4%	100.2%	- 1.2%
New Listings	15	16	+ 6.7%	39	37	- 5.1%

* 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

