

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	2	2	0.0%	2	4	+ 100.0%
Median Sales Price*	\$665,000	\$713,000	+ 7.2%	\$665,000	\$713,000	+ 7.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	7	19	+ 171.4%	7	29	+ 314.3%
Percent of Original List Price Received*	105.3%	100.2%	- 4.8%	105.3%	100.7%	- 4.4%
New Listings	3	1	- 66.7%	5	3	- 40.0%

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

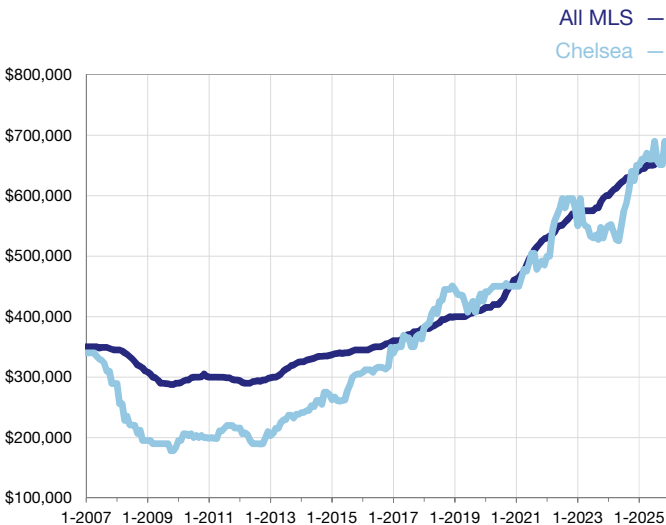
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	9	+ 12.5%	24	26	+ 8.3%
Closed Sales	10	14	+ 40.0%	20	23	+ 15.0%
Median Sales Price*	\$457,000	\$395,000	- 13.6%	\$475,000	\$440,000	- 7.4%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	52	59	+ 13.5%	53	64	+ 20.8%
Percent of Original List Price Received*	97.8%	97.3%	- 0.5%	98.7%	97.6%	- 1.1%
New Listings	18	12	- 33.3%	36	32	- 11.1%

* 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

