

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	4	+ 300.0%	3	6	+ 100.0%
Closed Sales	0	1	--	2	6	+ 200.0%
Median Sales Price*	\$0	\$455,000	--	\$665,000	\$703,500	+ 5.8%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	7	28	+ 300.0%
Percent of Original List Price Received*	0.0%	99.1%	--	105.3%	98.5%	- 6.5%
New Listings	4	6	+ 50.0%	9	9	0.0%

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

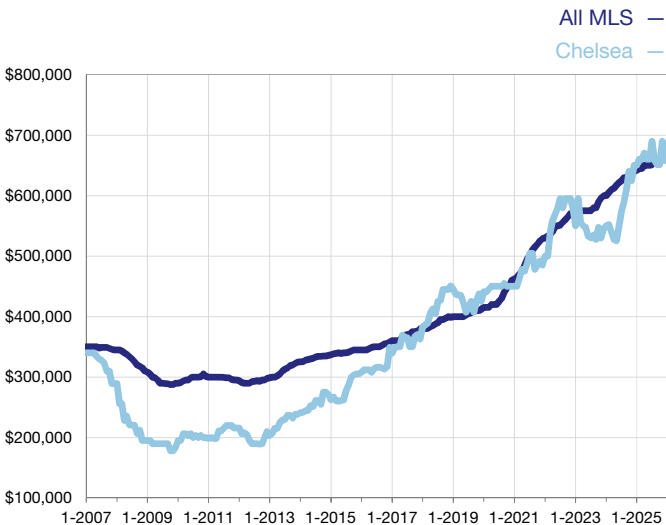
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	12	+ 9.1%	35	39	+ 11.4%
Closed Sales	6	8	+ 33.3%	26	31	+ 19.2%
Median Sales Price*	\$330,600	\$458,750	+ 38.8%	\$442,000	\$442,500	+ 0.1%
Inventory of Homes for Sale	27	31	+ 14.8%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	59	55	- 6.8%	54	62	+ 14.8%
Percent of Original List Price Received*	99.6%	98.4%	- 1.2%	98.9%	97.8%	- 1.1%
New Listings	14	31	+ 121.4%	50	63	+ 26.0%

* 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

