

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

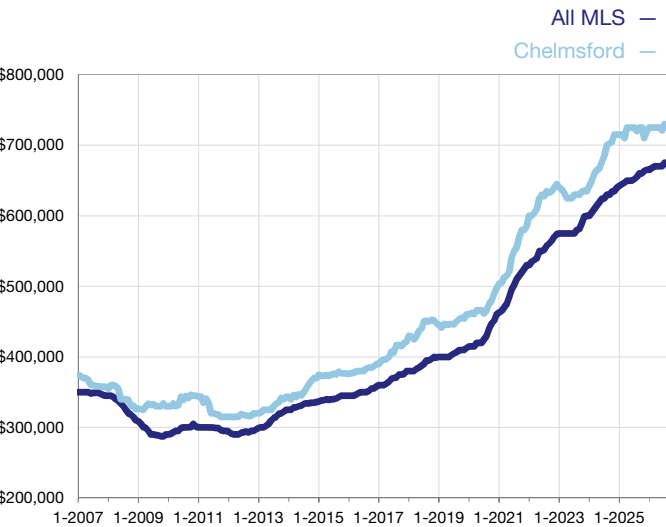
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	34	+ 142.9%	153	165	+ 7.8%
Closed Sales	19	26	+ 36.8%	149	145	- 2.7%
Median Sales Price*	\$703,000	\$675,000	- 4.0%	\$730,000	\$740,000	+ 1.4%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	25	29	+ 16.0%	19	32	+ 68.4%
Percent of Original List Price Received*	101.9%	98.6%	- 3.2%	103.5%	101.9%	- 1.5%
New Listings	21	20	- 4.8%	182	190	+ 4.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	100	99	- 1.0%
Closed Sales	8	11	+ 37.5%	90	100	+ 11.1%
Median Sales Price*	\$410,000	\$454,000	+ 10.7%	\$432,500	\$453,850	+ 4.9%
Inventory of Homes for Sale	14	27	+ 92.9%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	39	38	- 2.6%	32	33	+ 3.1%
Percent of Original List Price Received*	98.0%	99.0%	+ 1.0%	101.2%	100.1%	- 1.1%
New Listings	12	20	+ 66.7%	107	128	+ 19.6%

* 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

