

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

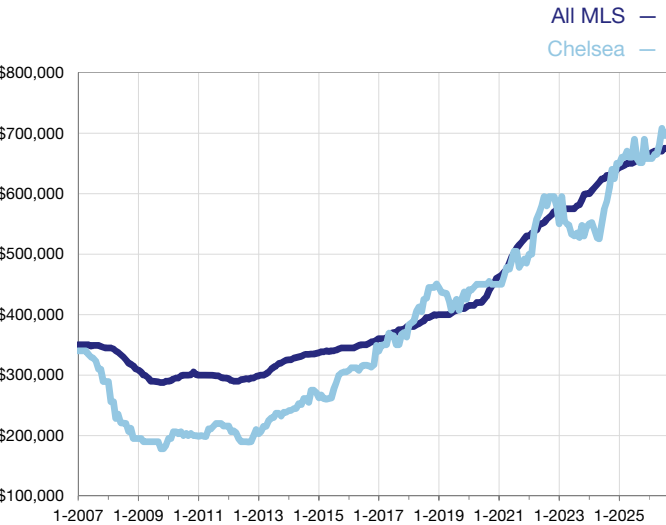
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	0	- 100.0%	14	12	- 14.3%
Closed Sales	1	1	0.0%	11	14	+ 27.3%
Median Sales Price*	\$460,000	\$590,000	+ 28.3%	\$631,000	\$703,500	+ 11.5%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.2	4.5	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	9	86	+ 855.6%	27	29	+ 7.4%
Percent of Original List Price Received*	92.0%	92.9%	+ 1.0%	100.5%	98.2%	- 2.3%
New Listings	2	4	+ 100.0%	19	22	+ 15.8%

* 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	4	5	+ 25.0%	66	60	- 9.1%
Closed Sales	9	4	- 55.6%	68	60	- 11.8%
Median Sales Price*	\$389,000	\$482,500	+ 24.0%	\$432,500	\$472,500	+ 9.2%
Inventory of Homes for Sale	30	32	+ 6.7%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--
Cumulative Days on Market Until Sale	64	39	- 39.1%	50	57	+ 14.0%
Percent of Original List Price Received*	97.3%	94.1%	- 3.3%	98.6%	97.8%	- 0.8%
New Listings	8	9	+ 12.5%	102	112	+ 9.8%

* 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

