

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelmsford

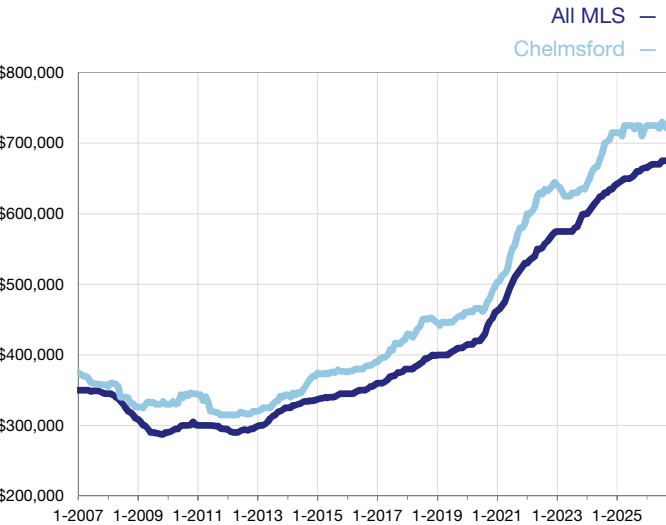
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	25	+ 38.9%	171	185	+ 8.2%
Closed Sales	17	24	+ 41.2%	166	170	+ 2.4%
Median Sales Price*	\$725,000	\$680,138	- 6.2%	\$727,500	\$730,000	+ 0.3%
Inventory of Homes for Sale	24	33	+ 37.5%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 2.8%	21	33	+ 57.1%
Percent of Original List Price Received*	100.7%	99.0%	- 1.7%	103.2%	101.5%	- 1.6%
New Listings	14	36	+ 157.1%	196	225	+ 14.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	104	108	+ 3.8%
Closed Sales	11	9	- 18.2%	101	109	+ 7.9%
Median Sales Price*	\$440,000	\$435,000	- 1.1%	\$435,000	\$453,700	+ 4.3%
Inventory of Homes for Sale	17	40	+ 135.3%	--	--	--
Months Supply of Inventory	1.5	3.5	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 41.7%	31	33	+ 6.5%
Percent of Original List Price Received*	100.3%	98.3%	- 2.0%	101.1%	99.9%	- 1.2%
New Listings	8	24	+ 200.0%	115	154	+ 33.9%

* 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

