

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chelsea

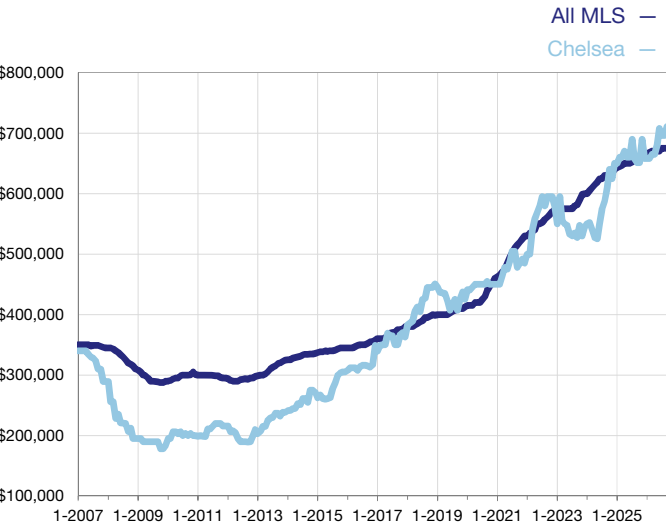
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	3	--	14	15	+ 7.1%
Closed Sales	3	1	- 66.7%	14	15	+ 7.1%
Median Sales Price*	\$665,000	\$387,000	- 41.8%	\$648,000	\$696,000	+ 7.4%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.2	4.3	+ 258.3%	--	--	--
Cumulative Days on Market Until Sale	32	4	- 87.5%	28	27	- 3.6%
Percent of Original List Price Received*	102.7%	96.8%	- 5.7%	100.9%	98.1%	- 2.8%
New Listings	1	4	+ 300.0%	20	26	+ 30.0%

* 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	13	6	- 53.8%	79	66	- 16.5%
Closed Sales	6	7	+ 16.7%	74	67	- 9.5%
Median Sales Price*	\$430,000	\$420,000	- 2.3%	\$432,500	\$470,000	+ 8.7%
Inventory of Homes for Sale	33	47	+ 42.4%	--	--	--
Months Supply of Inventory	3.9	6.6	+ 69.2%	--	--	--
Cumulative Days on Market Until Sale	60	123	+ 105.0%	51	64	+ 25.5%
Percent of Original List Price Received*	94.6%	94.1%	- 0.5%	98.2%	97.4%	- 0.8%
New Listings	22	25	+ 13.6%	124	137	+ 10.5%

* 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

