Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Chelmsford

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**19**	+ 18.8%	187	**202**	+ 8.0%
Closed Sales	16	**20**	+ 25.0%	182	**190**	+ 4.4%
Median Sales Price*	$680,000	**$714,000**	+ 5.0%	$725,000	**$730,000**	+ 0.7%
Inventory of Homes for Sale	26	**37**	+ 42.3%	--	--	--
Months Supply of Inventory	1.4	**2.0**	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	27	**26**	- 3.7%	22	**32**	+ 45.5%
Percent of Original List Price Received*	100.9%	**100.6%**	- 0.3%	103.0%	**101.4%**	- 1.6%
New Listings	21	**24**	+ 14.3%	217	**250**	+ 15.2%

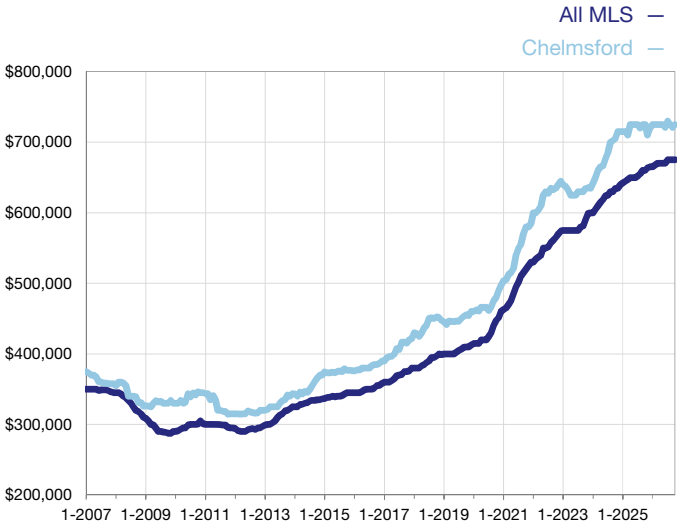
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

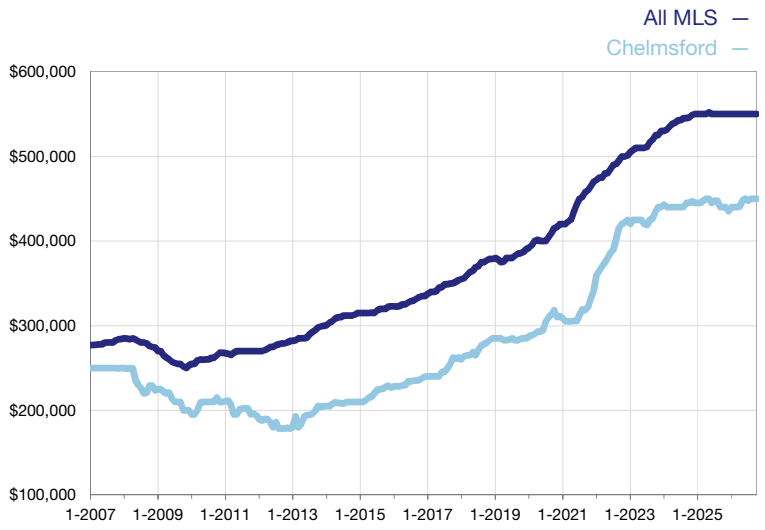
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**9**	- 35.7%	118	**117**	- 0.8%
Closed Sales	6	**6**	0.0%	107	**115**	+ 7.5%
Median Sales Price*	$447,500	**$427,500**	- 4.5%	$435,000	**$452,000**	+ 3.9%
Inventory of Homes for Sale	20	**39**	+ 95.0%	--	--	--
Months Supply of Inventory	1.7	**3.5**	+ 105.9%	--	--	--
Cumulative Days on Market Until Sale	34	**41**	+ 20.6%	31	**34**	+ 9.7%
Percent of Original List Price Received*	98.6%	**97.9%**	- 0.7%	101.0%	**99.8%**	- 1.2%
New Listings	17	**14**	- 17.6%	132	**166**	+ 25.8%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime Plus, LLC.