Local Market Update – October 2026

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

Chelsea

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**3**	+ 50.0%	16	**18**	+ 12.5%
Closed Sales	1	**3**	+ 200.0%	15	**18**	+ 20.0%
Median Sales Price*	$1,050,000	**$630,000**	- 40.0%	$651,000	**$670,500**	+ 3.0%
Inventory of Homes for Sale	6	**12**	+ 100.0%	--	--	--
Months Supply of Inventory	3.0	**5.4**	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	24	**21**	- 12.5%	28	**26**	- 7.1%
Percent of Original List Price Received*	100.0%	**100.5%**	+ 0.5%	100.9%	**98.5%**	- 2.4%
New Listings	5	**7**	+ 40.0%	25	**33**	+ 32.0%

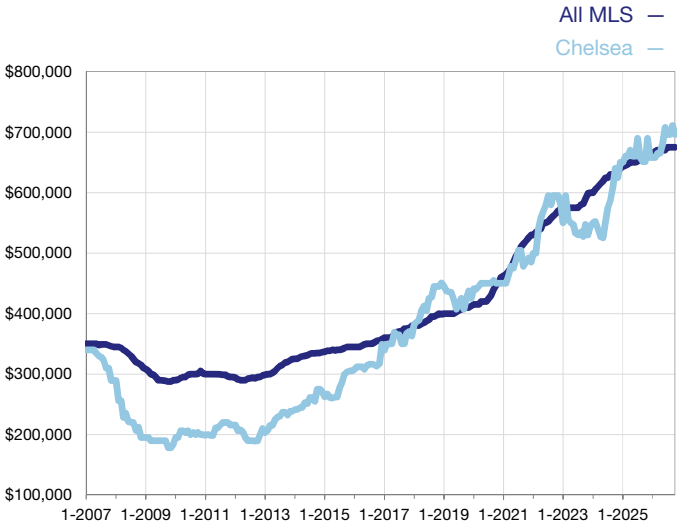
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

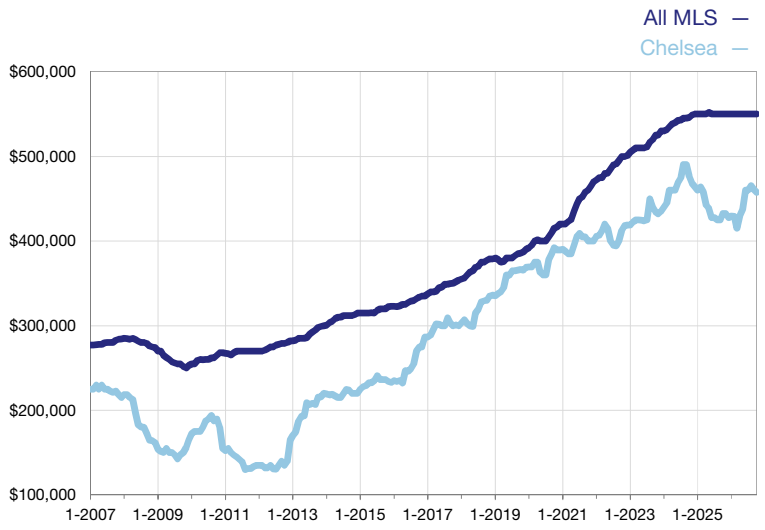
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	7	**9**	+ 28.6%	86	**73**	- 15.1%
Closed Sales	10	**7**	- 30.0%	84	**74**	- 11.9%
Median Sales Price*	$501,250	**$425,000**	- 15.2%	$442,000	**$470,000**	+ 6.3%
Inventory of Homes for Sale	31	**39**	+ 25.8%	--	--	--
Months Supply of Inventory	3.8	**5.5**	+ 44.7%	--	--	--
Cumulative Days on Market Until Sale	32	**123**	+ 284.4%	49	**69**	+ 40.8%
Percent of Original List Price Received*	98.8%	**95.3%**	- 3.5%	98.3%	**97.2%**	- 1.1%
New Listings	11	**11**	0.0%	135	**143**	+ 5.9%

* 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



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