

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chatham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	6	- 33.3%	216	139	- 35.6%
Closed Sales	24	12	- 50.0%	219	155	- 29.2%
Median Sales Price*	\$1,255,000	<b>\$1,252,500</b>	- 0.2%	\$1,250,000	<b>\$1,350,000</b>	+ 8.0%
Inventory of Homes for Sale	24	38	+ 58.3%	--	--	--
Months Supply of Inventory	1.3	3.3	+ 153.8%	--	--	--
Cumulative Days on Market Until Sale	30	44	+ 46.7%	82	48	- 41.5%
Percent of Original List Price Received*	97.2%	96.8%	- 0.4%	97.6%	98.0%	+ 0.4%
New Listings	3	6	+ 100.0%	225	191	- 15.1%

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

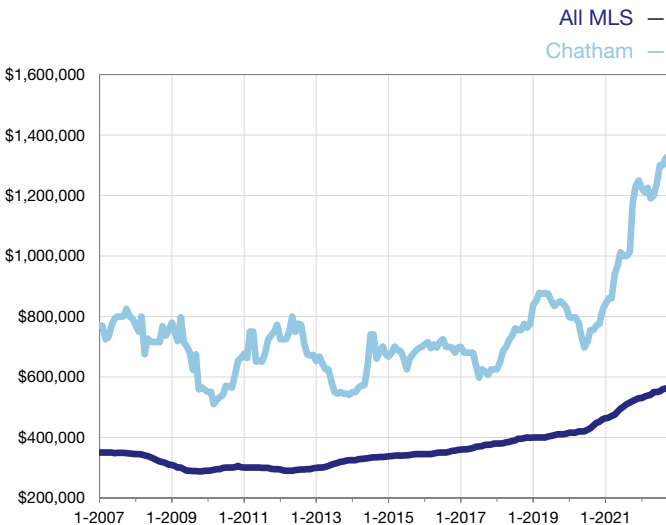
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	0	- 100.0%	35	19	- 45.7%
Closed Sales	3	0	- 100.0%	32	23	- 28.1%
Median Sales Price*	\$735,000	<b>\$0</b>	- 100.0%	\$497,250	<b>\$560,000</b>	+ 12.6%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	2.1	4.3	+ 104.8%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	98	73	- 25.5%
Percent of Original List Price Received*	99.1%	0.0%	- 100.0%	97.9%	95.5%	- 2.5%
New Listings	0	1	--	36	31	- 13.9%

\* 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

