

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chatham

### Single-Family Properties

| Key Metrics                              | November    |                    |          | Year to Date |                    |         |
|--|-------------|--------------------|----------|--------------|--------------------|---------|
|  | 2021        | 2022               | + / -    | 2021         | 2022               | + / -   |
| Pending Sales                            | 20          | 7                  | - 65.0%  | 207          | 131                | - 36.7% |
| Closed Sales                             | 11          | 14                 | + 27.3%  | 195          | 143                | - 26.7% |
| Median Sales Price*                      | \$1,350,000 | <b>\$2,374,998</b> | + 75.9%  | \$1,250,000  | <b>\$1,400,000</b> | + 12.0% |
| Inventory of Homes for Sale              | 36          | 51                 | + 41.7%  | --           | --                 | --      |
| Months Supply of Inventory               | 1.9         | 4.4                | + 131.6% | --           | --                 | --      |
| Cumulative Days on Market Until Sale     | 45          | 74                 | + 64.4%  | 88           | 48                 | - 45.5% |
| Percent of Original List Price Received* | 97.5%       | <b>92.3%</b>       | - 5.3%   | 97.7%        | <b>98.1%</b>       | + 0.4%  |
| New Listings                             | 18          | 14                 | - 22.2%  | 222          | 186                | - 16.2% |

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

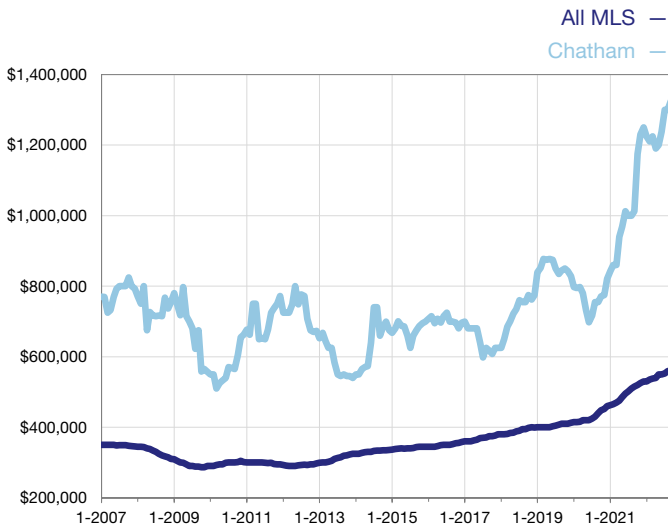
### Condominium Properties

| Key Metrics                              | November  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2021      | 2022             | + / -    | 2021         | 2022             | + / -   |
| Pending Sales                            | 1         | 0                | - 100.0% | 32           | 19               | - 40.6% |
| Closed Sales                             | 2         | 1                | - 50.0%  | 29           | 23               | - 20.7% |
| Median Sales Price*                      | \$578,338 | <b>\$350,000</b> | - 39.5%  | \$439,500    | <b>\$560,000</b> | + 27.4% |
| Inventory of Homes for Sale              | 10        | 8                | - 20.0%  | --           | --               | --      |
| Months Supply of Inventory               | 3.4       | 3.6              | + 5.9%   | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 52        | 89               | + 71.2%  | 106          | 73               | - 31.1% |
| Percent of Original List Price Received* | 90.8%     | <b>93.4%</b>     | + 2.9%   | 97.8%        | <b>95.5%</b>     | - 2.4%  |
| New Listings                             | 2         | 3                | + 50.0%  | 36           | 30               | - 16.7% |

\* 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

