

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chatham

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	8	- 42.9%	23	17	- 26.1%
Closed Sales	9	6	- 33.3%	28	13	- 53.6%
Median Sales Price*	\$935,000	<b>\$985,250</b>	+ 5.4%	\$1,125,000	<b>\$992,500</b>	- 11.8%
Inventory of Homes for Sale	24	32	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.9	+ 93.3%	--	--	--
Cumulative Days on Market Until Sale	55	44	- 20.0%	49	61	+ 24.5%
Percent of Original List Price Received*	91.2%	<b>94.5%</b>	+ 3.6%	95.1%	<b>91.6%</b>	- 3.7%
New Listings	16	9	- 43.8%	26	18	- 30.8%

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

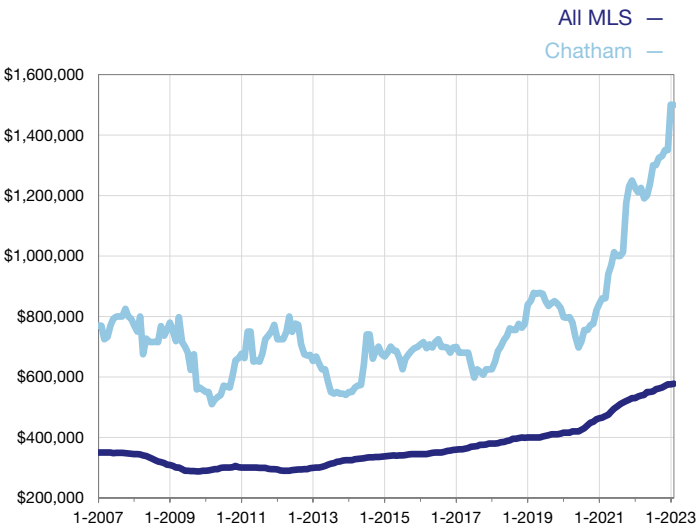
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	5	+ 150.0%
Closed Sales	0	1	--	3	1	- 66.7%
Median Sales Price*	\$0	<b>\$1,690,000</b>	--	\$475,000	<b>\$1,690,000</b>	+ 255.8%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--
Cumulative Days on Market Until Sale	0	71	--	201	71	- 64.7%
Percent of Original List Price Received*	0.0%	<b>98.0%</b>	--	94.1%	<b>98.0%</b>	+ 4.1%
New Listings	3	2	- 33.3%	5	4	- 20.0%

\* 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

