

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	33	25	- 24.2%
Closed Sales	12	8	- 33.3%	40	21	- 47.5%
Median Sales Price*	\$1,669,772	\$836,250	- 49.9%	\$1,150,000	\$925,000	- 19.6%
Inventory of Homes for Sale	29	38	+ 31.0%	--	--	--
Months Supply of Inventory	1.8	3.5	+ 94.4%	--	--	--
Cumulative Days on Market Until Sale	55	57	+ 3.6%	51	59	+ 15.7%
Percent of Original List Price Received*	98.8%	97.0%	- 1.8%	96.2%	93.7%	- 2.6%
New Listings	16	16	0.0%	42	33	- 21.4%

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

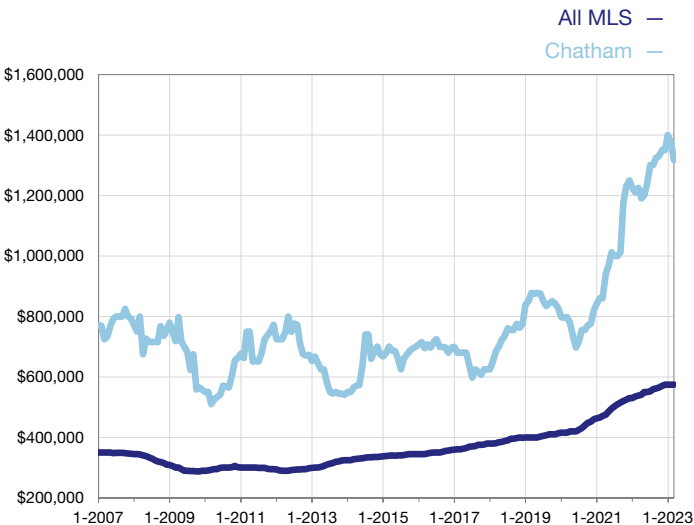
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	6	+ 100.0%
Closed Sales	2	3	+ 50.0%	5	4	- 20.0%
Median Sales Price*	\$555,000	\$320,000	- 42.3%	\$525,000	\$349,500	- 33.4%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 10.3%	--	--	--
Cumulative Days on Market Until Sale	70	97	+ 38.6%	148	90	- 39.2%
Percent of Original List Price Received*	92.7%	96.1%	+ 3.7%	93.5%	96.6%	+ 3.3%
New Listings	3	3	0.0%	8	8	0.0%

* 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

