

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	11	- 35.3%	50	38	- 24.0%
Closed Sales	20	11	- 45.0%	60	32	- 46.7%
Median Sales Price*	\$1,370,500	\$2,288,000	+ 66.9%	\$1,150,000	\$1,021,250	- 11.2%
Inventory of Homes for Sale	28	44	+ 57.1%	--	--	--
Months Supply of Inventory	1.8	4.1	+ 127.8%	--	--	--
Cumulative Days on Market Until Sale	59	66	+ 11.9%	53	61	+ 15.1%
Percent of Original List Price Received*	103.0%	94.8%	- 8.0%	98.5%	94.1%	- 4.5%
New Listings	18	17	- 5.6%	60	52	- 13.3%

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

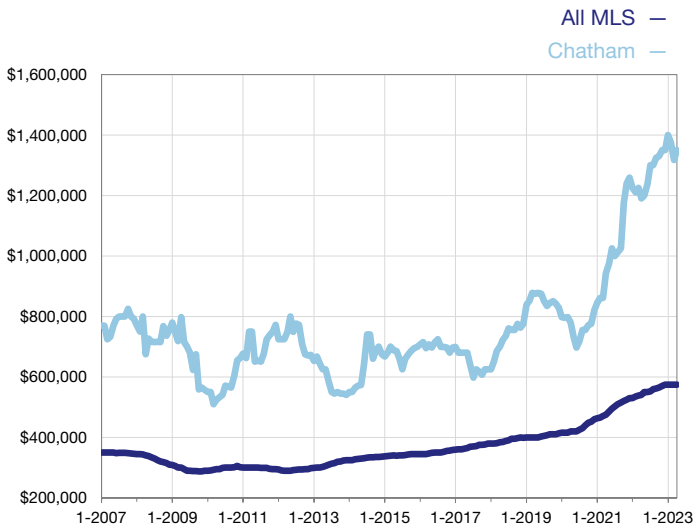
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	6	9	+ 50.0%
Closed Sales	1	2	+ 100.0%	6	6	0.0%
Median Sales Price*	\$315,000	\$780,000	+ 147.6%	\$500,000	\$454,500	- 9.1%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	2.5	4.8	+ 92.0%	--	--	--
Cumulative Days on Market Until Sale	13	89	+ 584.6%	126	90	- 28.6%
Percent of Original List Price Received*	96.9%	92.4%	- 4.6%	94.1%	95.2%	+ 1.2%
New Listings	0	4	--	8	12	+ 50.0%

* 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

