

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chatham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	13	0.0%	64	55	- 14.1%
Closed Sales	12	11	- 8.3%	72	46	- 36.1%
Median Sales Price*	\$1,399,500	<b>\$1,575,000</b>	+ 12.5%	\$1,325,000	<b>\$1,050,000</b>	- 20.8%
Inventory of Homes for Sale	35	52	+ 48.6%	--	--	--
Months Supply of Inventory	2.3	4.8	+ 108.7%	--	--	--
Cumulative Days on Market Until Sale	12	74	+ 516.7%	45	73	+ 62.2%
Percent of Original List Price Received*	98.2%	<b>93.4%</b>	- 4.9%	99.0%	<b>93.7%</b>	- 5.4%
New Listings	20	22	+ 10.0%	81	71	- 12.3%

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

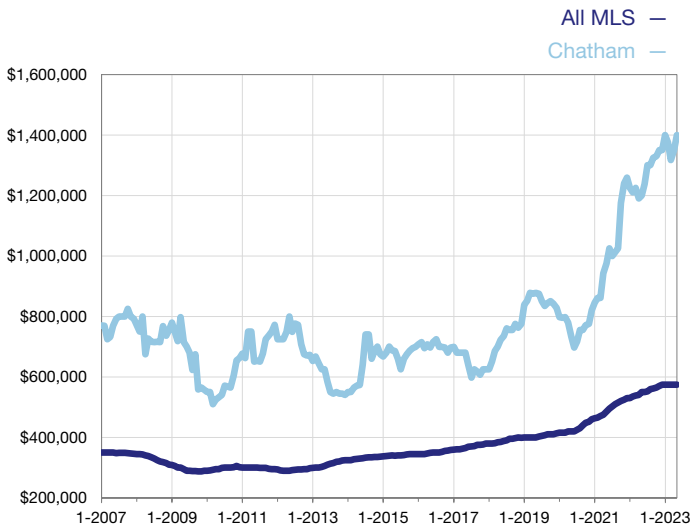
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	8	12	+ 50.0%
Closed Sales	4	2	- 50.0%	9	8	- 11.1%
Median Sales Price*	\$513,000	<b>\$952,000</b>	+ 85.6%	\$525,000	<b>\$729,500</b>	+ 39.0%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	2.5	5.2	+ 108.0%	--	--	--
Cumulative Days on Market Until Sale	44	25	- 43.2%	47	72	+ 53.2%
Percent of Original List Price Received*	99.6%	<b>101.1%</b>	+ 1.5%	98.5%	<b>96.6%</b>	- 1.9%
New Listings	6	4	- 33.3%	13	15	+ 15.4%

\* 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

