

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chatham

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	20	+ 100.0%	74	75	+ 1.4%
Closed Sales	12	12	0.0%	85	58	- 31.8%
Median Sales Price*	\$1,575,000	<b>\$1,442,500</b>	- 8.4%	\$1,350,000	<b>\$1,110,000</b>	- 17.8%
Inventory of Homes for Sale	45	43	- 4.4%	--	--	--
Months Supply of Inventory	3.1	3.7	+ 19.4%	--	--	--
Cumulative Days on Market Until Sale	64	153	+ 139.1%	47	90	+ 91.5%
Percent of Original List Price Received*	105.0%	<b>94.2%</b>	- 10.3%	99.9%	<b>93.8%</b>	- 6.1%
New Listings	21	15	- 28.6%	102	87	- 14.7%

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

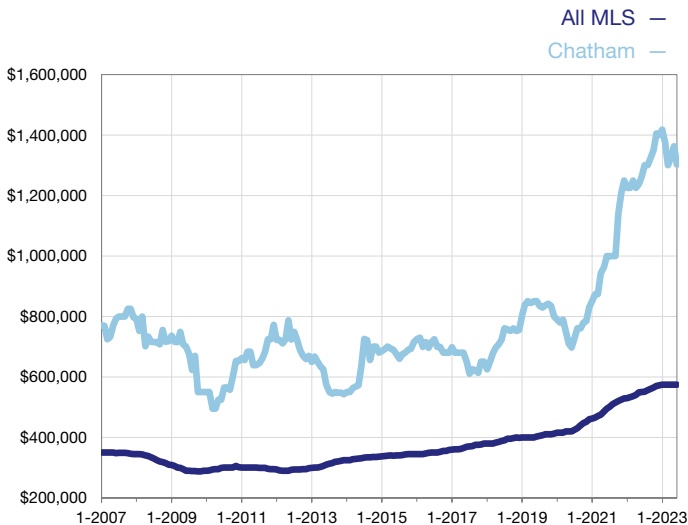
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	10	14	+ 40.0%
Closed Sales	1	2	+ 100.0%	10	10	0.0%
Median Sales Price*	\$420,000	<b>\$415,000</b>	- 1.2%	\$500,000	<b>\$472,500</b>	- 5.5%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	3.4	6.2	+ 82.4%	--	--	--
Cumulative Days on Market Until Sale	296	44	- 85.1%	72	66	- 8.3%
Percent of Original List Price Received*	101.2%	<b>97.7%</b>	- 3.5%	98.8%	<b>96.8%</b>	- 2.0%
New Listings	4	4	0.0%	17	19	+ 11.8%

\* 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

