

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	13	+ 8.3%	86	83	- 3.5%
Closed Sales	8	9	+ 12.5%	93	67	- 28.0%
Median Sales Price*	\$1,250,000	\$1,650,000	+ 32.0%	\$1,350,000	\$1,285,000	- 4.8%
Inventory of Homes for Sale	47	45	- 4.3%	--	--	--
Months Supply of Inventory	3.4	4.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	27	128	+ 374.1%	46	96	+ 108.7%
Percent of Original List Price Received*	100.6%	95.2%	- 5.4%	99.9%	94.0%	- 5.9%
New Listings	16	14	- 12.5%	118	102	- 13.6%

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

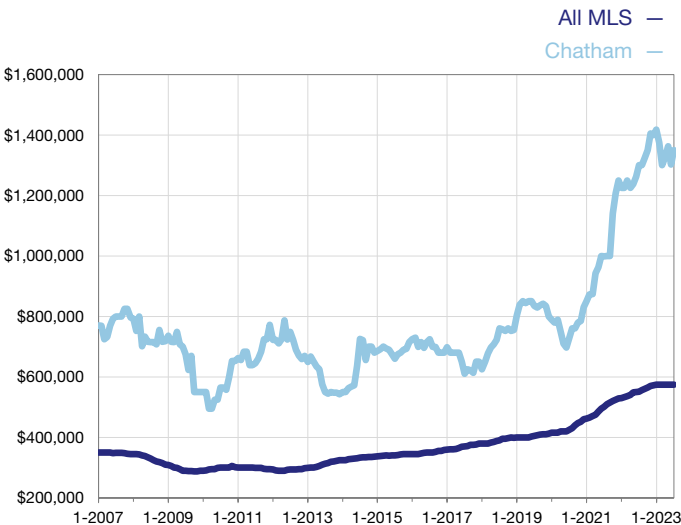
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	11	16	+ 45.5%
Closed Sales	2	1	- 50.0%	12	11	- 8.3%
Median Sales Price*	\$525,000	\$625,000	+ 19.0%	\$525,000	\$530,000	+ 1.0%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	3.2	6.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	19	51	+ 168.4%	63	65	+ 3.2%
Percent of Original List Price Received*	100.0%	86.9%	- 13.1%	99.0%	95.9%	- 3.1%
New Listings	0	5	--	17	24	+ 41.2%

* 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

