

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chatham

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	11	- 35.3%	103	89	- 13.6%
Closed Sales	10	9	- 10.0%	103	76	- 26.2%
Median Sales Price*	\$862,500	<b>\$1,600,000</b>	+ 85.5%	\$1,300,000	<b>\$1,292,500</b>	- 0.6%
Inventory of Homes for Sale	44	50	+ 13.6%	--	--	--
Months Supply of Inventory	3.3	4.8	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	19	49	+ 157.9%	43	90	+ 109.3%
Percent of Original List Price Received*	97.3%	<b>92.3%</b>	- 5.1%	99.7%	<b>93.9%</b>	- 5.8%
New Listings	15	14	- 6.7%	133	115	- 13.5%

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

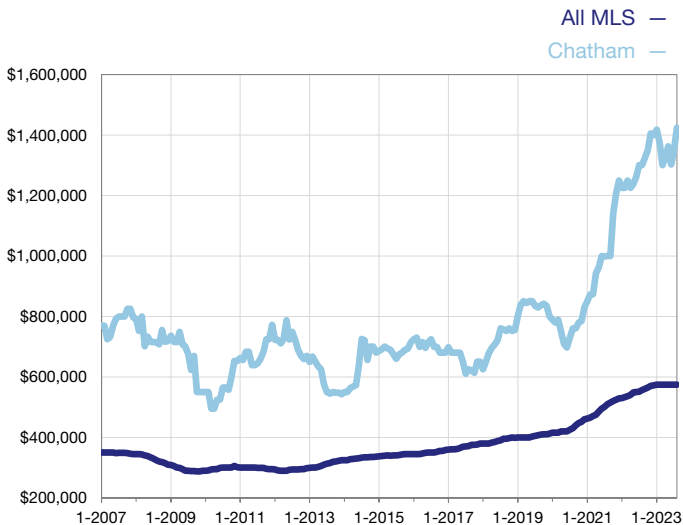
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	7	+ 133.3%	14	23	+ 64.3%
Closed Sales	3	3	0.0%	15	14	- 6.7%
Median Sales Price*	\$627,000	<b>\$365,000</b>	- 41.8%	\$525,000	<b>\$447,000</b>	- 14.9%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	3.5	3.8	+ 8.6%	--	--	--
Cumulative Days on Market Until Sale	32	104	+ 225.0%	57	73	+ 28.1%
Percent of Original List Price Received*	97.8%	<b>95.8%</b>	- 2.0%	98.7%	<b>95.9%</b>	- 2.8%
New Listings	4	4	0.0%	21	28	+ 33.3%

\* 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

