

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

| Key Metrics | September | | | Year to Date | | |
|--|-------------|--------------------|---------|--------------|--------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 20 | 14 | - 30.0% | 123 | 103 | - 16.3% |
| Closed Sales | 16 | 14 | - 12.5% | 119 | 90 | - 24.4% |
| Median Sales Price* | \$1,368,000 | \$1,470,000 | + 7.5% | \$1,300,000 | \$1,300,000 | 0.0% |
| Inventory of Homes for Sale | 40 | 44 | + 10.0% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 4.4 | + 51.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 53 | 26 | - 50.9% | 44 | 80 | + 81.8% |
| Percent of Original List Price Received* | 94.4% | 97.9% | + 3.7% | 99.0% | 94.5% | - 4.5% |
| New Listings | 19 | 11 | - 42.1% | 152 | 126 | - 17.1% |

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

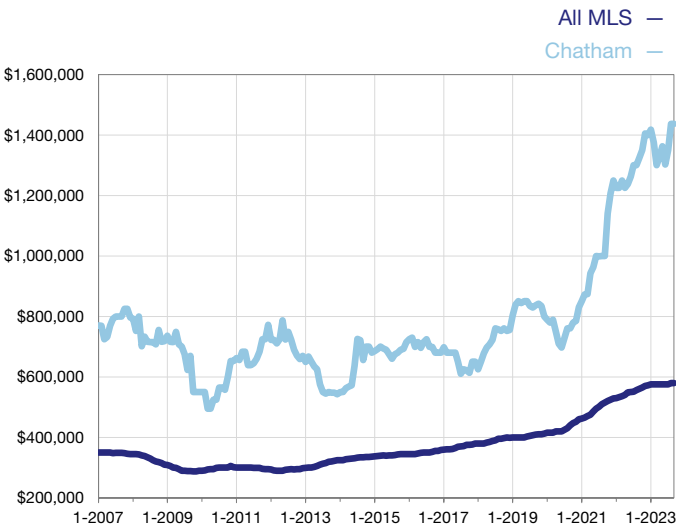
Condominium Properties

| Key Metrics | September | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 2 | 0.0% | 16 | 24 | + 50.0% |
| Closed Sales | 4 | 7 | + 75.0% | 19 | 22 | + 15.8% |
| Median Sales Price* | \$962,500 | \$604,300 | - 37.2% | \$575,000 | \$504,500 | - 12.3% |
| Inventory of Homes for Sale | 7 | 13 | + 85.7% | -- | -- | -- |
| Months Supply of Inventory | 3.2 | 5.2 | + 62.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 42 | 39 | - 7.1% | 54 | 59 | + 9.3% |
| Percent of Original List Price Received* | 93.7% | 96.3% | + 2.8% | 97.7% | 96.2% | - 1.5% |
| New Listings | 2 | 4 | + 100.0% | 23 | 32 | + 39.1% |

* 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

