

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	11	+ 175.0%	127	114	- 10.2%
Closed Sales	13	10	- 23.1%	132	101	- 23.5%
Median Sales Price*	\$1,758,000	\$1,933,000	+ 10.0%	\$1,405,500	\$1,375,000	- 2.2%
Inventory of Homes for Sale	49	48	- 2.0%	--	--	--
Months Supply of Inventory	3.8	4.6	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	61	77	+ 26.2%	46	79	+ 71.7%
Percent of Original List Price Received*	98.2%	90.3%	- 8.0%	98.9%	94.2%	- 4.8%
New Listings	18	25	+ 38.9%	170	150	- 11.8%

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

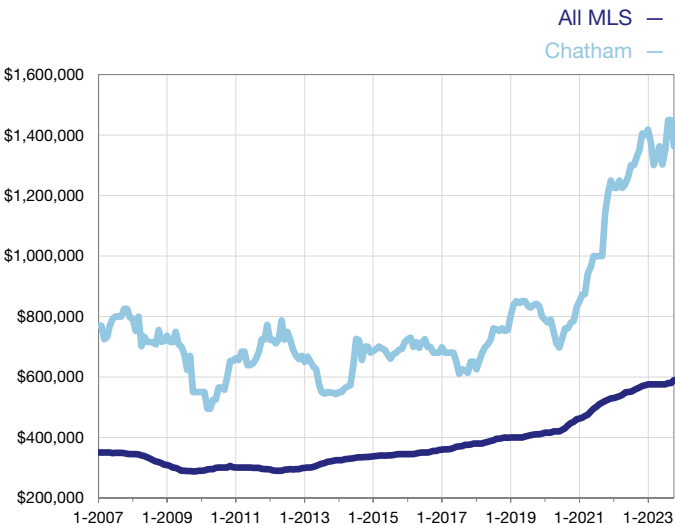
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	17	29	+ 70.6%
Closed Sales	0	4	--	19	26	+ 36.8%
Median Sales Price*	\$0	\$627,500	--	\$575,000	\$504,500	- 12.3%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.0%	--	--	--
Cumulative Days on Market Until Sale	0	171	--	54	76	+ 40.7%
Percent of Original List Price Received*	0.0%	90.0%	--	97.7%	95.3%	- 2.5%
New Listings	0	3	--	23	35	+ 52.2%

* 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

