

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	133	119	- 10.5%
Closed Sales	13	7	- 46.2%	145	108	- 25.5%
Median Sales Price*	\$2,250,000	\$1,750,000	- 22.2%	\$1,425,000	\$1,400,000	- 1.8%
Inventory of Homes for Sale	51	44	- 13.7%	--	--	--
Months Supply of Inventory	4.3	4.2	- 2.3%	--	--	--
Cumulative Days on Market Until Sale	81	88	+ 8.6%	49	80	+ 63.3%
Percent of Original List Price Received*	92.3%	86.8%	- 6.0%	98.3%	93.7%	- 4.7%
New Listings	13	13	0.0%	183	160	- 12.6%

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

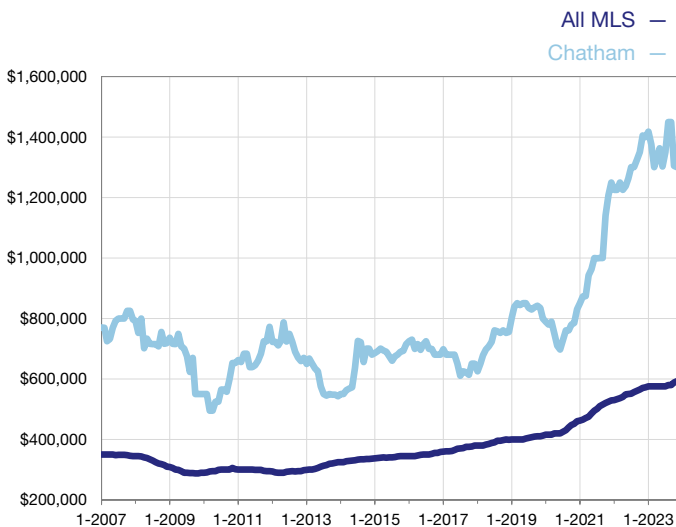
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	17	32	+ 88.2%
Closed Sales	1	1	0.0%	20	27	+ 35.0%
Median Sales Price*	\$350,000	\$1,005,000	+ 187.1%	\$567,500	\$530,000	- 6.6%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	3.6	2.1	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	89	25	- 71.9%	55	74	+ 34.5%
Percent of Original List Price Received*	93.4%	95.8%	+ 2.6%	97.5%	95.3%	- 2.3%
New Listings	3	1	- 66.7%	26	36	+ 38.5%

* 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

