

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	139	126	- 9.4%
Closed Sales	12	15	+ 25.0%	157	123	- 21.7%
Median Sales Price*	\$1,252,500	\$950,000	- 24.2%	\$1,400,000	\$1,325,000	- 5.4%
Inventory of Homes for Sale	43	35	- 18.6%	--	--	--
Months Supply of Inventory	3.7	3.3	- 10.8%	--	--	--
Cumulative Days on Market Until Sale	44	91	+ 106.8%	49	82	+ 67.3%
Percent of Original List Price Received*	96.8%	90.4%	- 6.6%	98.2%	93.3%	- 5.0%
New Listings	7	2	- 71.4%	190	162	- 14.7%

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

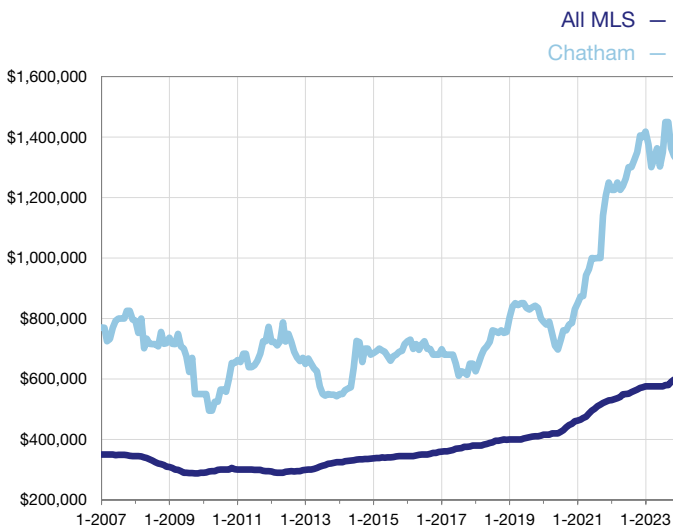
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	17	33	+ 94.1%
Closed Sales	0	6	--	20	33	+ 65.0%
Median Sales Price*	\$0	\$455,000	--	\$567,500	\$479,000	- 15.6%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	4.2	0.7	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	0	71	--	55	74	+ 34.5%
Percent of Original List Price Received*	0.0%	92.1%	--	97.5%	94.7%	- 2.9%
New Listings	1	0	- 100.0%	27	36	+ 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

