

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|--------------------|---------|--------------|--------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 9 | 4 | - 55.6% | 21 | 8 | - 61.9% |
| Closed Sales | 7 | 3 | - 57.1% | 12 | 9 | - 25.0% |
| Median Sales Price* | \$978,000 | \$1,375,000 | + 40.6% | \$1,021,250 | \$1,375,000 | + 34.6% |
| Inventory of Homes for Sale | 35 | 44 | + 25.7% | -- | -- | -- |
| Months Supply of Inventory | 3.1 | 4.8 | + 54.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 52 | 32 | - 38.5% | 72 | 81 | + 12.5% |
| Percent of Original List Price Received* | 95.1% | 98.1% | + 3.2% | 91.9% | 91.2% | - 0.8% |
| New Listings | 7 | 9 | + 28.6% | 16 | 20 | + 25.0% |

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

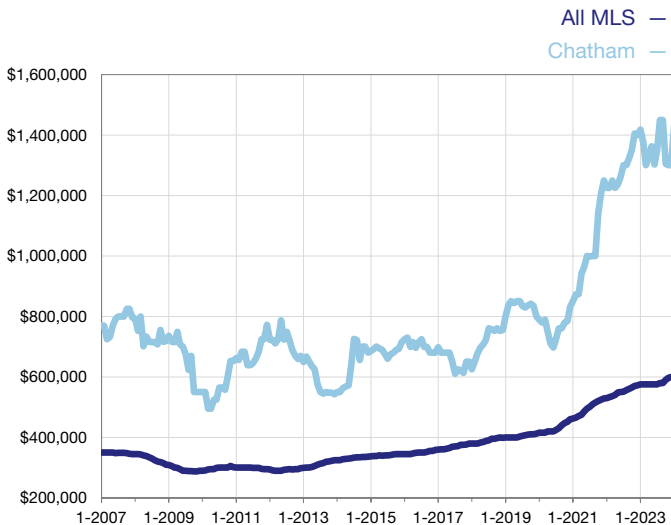
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-------------|-------------|----------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 1 | 3 | + 200.0% | 5 | 5 | 0.0% |
| Closed Sales | 1 | 0 | - 100.0% | 1 | 1 | 0.0% |
| Median Sales Price* | \$1,690,000 | \$0 | - 100.0% | \$1,690,000 | \$600,000 | - 64.5% |
| Inventory of Homes for Sale | 8 | 2 | - 75.0% | -- | -- | -- |
| Months Supply of Inventory | 3.4 | 0.7 | - 79.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 71 | 0 | - 100.0% | 71 | 8 | - 88.7% |
| Percent of Original List Price Received* | 98.0% | 0.0% | - 100.0% | 98.0% | 100.2% | + 2.2% |
| New Listings | 2 | 3 | + 50.0% | 4 | 5 | + 25.0% |

* 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

