

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	19	+ 58.3%	33	27	- 18.2%
Closed Sales	9	4	- 55.6%	21	13	- 38.1%
Median Sales Price*	\$820,000	\$1,079,500	+ 31.6%	\$925,000	\$1,150,000	+ 24.3%
Inventory of Homes for Sale	42	46	+ 9.5%	--	--	--
Months Supply of Inventory	3.7	4.7	+ 27.0%	--	--	--
Cumulative Days on Market Until Sale	60	124	+ 106.7%	67	94	+ 40.3%
Percent of Original List Price Received*	96.9%	88.7%	- 8.5%	94.0%	90.4%	- 3.8%
New Listings	19	25	+ 31.6%	35	45	+ 28.6%

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

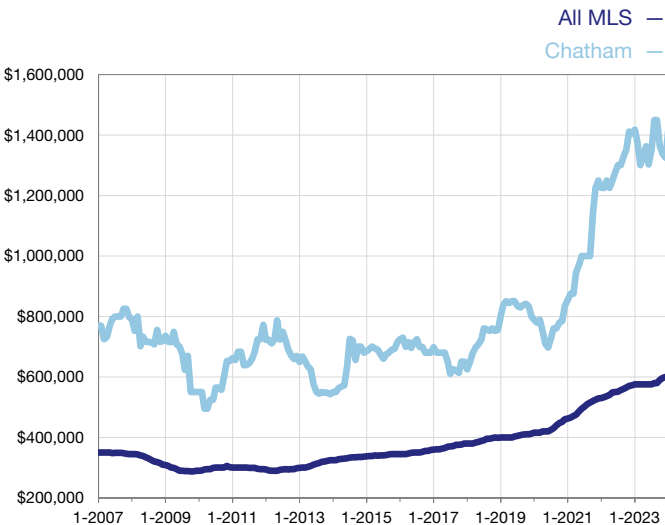
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	3	+ 200.0%	6	7	+ 16.7%
Closed Sales	3	2	- 33.3%	4	3	- 25.0%
Median Sales Price*	\$320,000	\$342,000	+ 6.9%	\$349,500	\$375,000	+ 7.3%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	4.5	1.4	- 68.9%	--	--	--
Cumulative Days on Market Until Sale	97	11	- 88.7%	90	10	- 88.9%
Percent of Original List Price Received*	96.1%	98.4%	+ 2.4%	96.6%	99.0%	+ 2.5%
New Listings	3	4	+ 33.3%	7	9	+ 28.6%

* 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

