

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	19	+ 111.1%	77	88	+ 14.3%
Closed Sales	9	12	+ 33.3%	67	75	+ 11.9%
Median Sales Price*	\$1,650,000	\$1,182,500	- 28.3%	\$1,285,000	\$1,300,000	+ 1.2%
Inventory of Homes for Sale	56	51	- 8.9%	--	--	--
Months Supply of Inventory	5.2	4.5	- 13.5%	--	--	--
Cumulative Days on Market Until Sale	128	44	- 65.6%	96	74	- 22.9%
Percent of Original List Price Received*	95.2%	97.6%	+ 2.5%	94.1%	95.2%	+ 1.2%
New Listings	14	12	- 14.3%	101	125	+ 23.8%

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

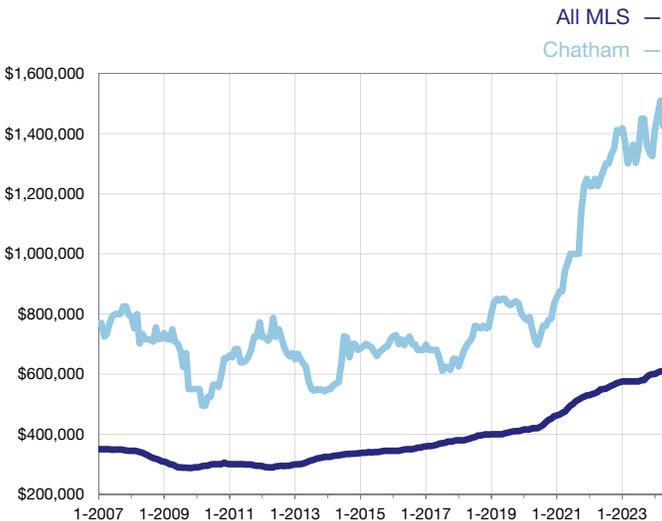
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	16	13	- 18.8%
Closed Sales	1	0	- 100.0%	11	13	+ 18.2%
Median Sales Price*	\$625,000	\$0	- 100.0%	\$530,000	\$500,000	- 5.7%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	6.4	2.2	- 65.6%	--	--	--
Cumulative Days on Market Until Sale	51	0	- 100.0%	65	67	+ 3.1%
Percent of Original List Price Received*	86.9%	0.0%	- 100.0%	95.9%	97.6%	+ 1.8%
New Listings	5	2	- 60.0%	24	19	- 20.8%

* 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

