

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	17	+ 54.5%	88	104	+ 18.2%
Closed Sales	10	15	+ 50.0%	77	90	+ 16.9%
Median Sales Price*	\$1,550,000	\$1,610,000	+ 3.9%	\$1,300,000	\$1,342,500	+ 3.3%
Inventory of Homes for Sale	55	57	+ 3.6%	--	--	--
Months Supply of Inventory	5.3	4.9	- 7.5%	--	--	--
Cumulative Days on Market Until Sale	50	61	+ 22.0%	90	71	- 21.1%
Percent of Original List Price Received*	93.1%	96.5%	+ 3.7%	94.0%	95.4%	+ 1.5%
New Listings	14	21	+ 50.0%	115	148	+ 28.7%

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

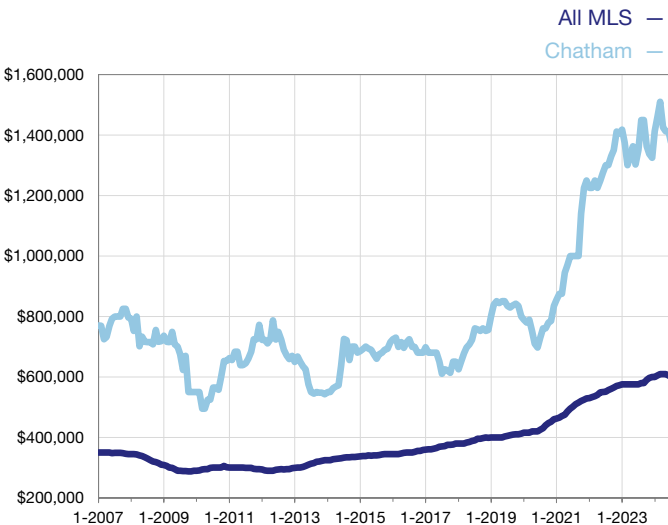
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	2	- 66.7%	22	15	- 31.8%
Closed Sales	4	1	- 75.0%	15	14	- 6.7%
Median Sales Price*	\$395,000	\$685,000	+ 73.4%	\$425,000	\$516,500	+ 21.5%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	4.4	2.1	- 52.3%	--	--	--
Cumulative Days on Market Until Sale	79	15	- 81.0%	69	63	- 8.7%
Percent of Original List Price Received*	96.9%	101.5%	+ 4.7%	96.2%	97.8%	+ 1.7%
New Listings	4	2	- 50.0%	28	21	- 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

