

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	19	+ 90.0%	109	132	+ 21.1%
Closed Sales	10	17	+ 70.0%	101	122	+ 20.8%
Median Sales Price*	\$1,933,000	\$1,850,000	- 4.3%	\$1,375,000	\$1,388,500	+ 1.0%
Inventory of Homes for Sale	53	51	- 3.8%	--	--	--
Months Supply of Inventory	5.3	4.2	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	79	58	- 26.6%	79	65	- 17.7%
Percent of Original List Price Received*	90.3%	95.9%	+ 6.2%	94.2%	96.2%	+ 2.1%
New Listings	21	15	- 28.6%	145	177	+ 22.1%

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

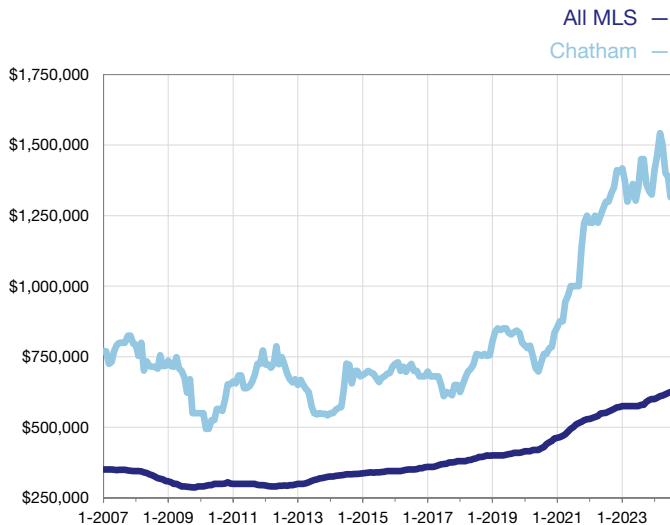
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	3	- 40.0%	29	19	- 34.5%
Closed Sales	4	0	- 100.0%	26	14	- 46.2%
Median Sales Price*	\$627,500	\$0	- 100.0%	\$504,500	\$516,500	+ 2.4%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	3.8	1.4	- 63.2%	--	--	--
Cumulative Days on Market Until Sale	171	0	- 100.0%	76	63	- 17.1%
Percent of Original List Price Received*	90.0%	0.0%	- 100.0%	95.3%	97.8%	+ 2.6%
New Listings	3	3	0.0%	35	24	- 31.4%

* 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

