

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

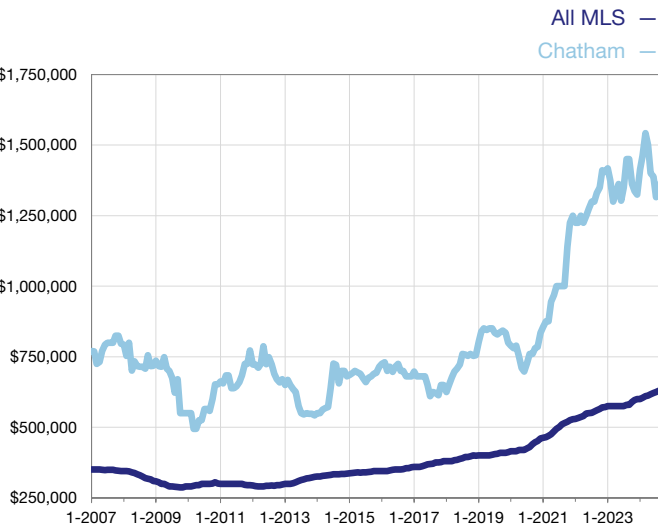
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	116	139	+ 19.8%
Closed Sales	7	8	+ 14.3%	108	130	+ 20.4%
Median Sales Price*	\$1,750,000	\$925,000	- 47.1%	\$1,400,000	\$1,376,000	- 1.7%
Inventory of Homes for Sale	53	44	- 17.0%	--	--	--
Months Supply of Inventory	5.2	3.6	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	91	39	- 57.1%	80	63	- 21.3%
Percent of Original List Price Received*	86.8%	96.0%	+ 10.6%	93.7%	96.2%	+ 2.7%
New Listings	13	6	- 53.8%	158	183	+ 15.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	32	19	- 40.6%
Closed Sales	1	5	+ 400.0%	27	19	- 29.6%
Median Sales Price*	\$1,005,000	\$545,000	- 45.8%	\$530,000	\$533,000	+ 0.6%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	25	58	+ 132.0%	74	62	- 16.2%
Percent of Original List Price Received*	95.8%	93.4%	- 2.5%	95.3%	96.7%	+ 1.5%
New Listings	1	1	0.0%	36	25	- 30.6%

* 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

