

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

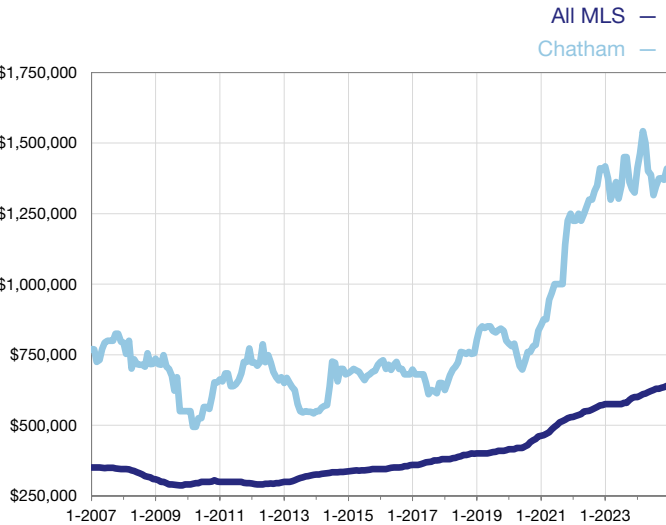
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	124	146	+ 17.7%
Closed Sales	15	13	- 13.3%	123	143	+ 16.3%
Median Sales Price*	\$950,000	\$1,975,000	+ 107.9%	\$1,325,000	\$1,410,000	+ 6.4%
Inventory of Homes for Sale	40	28	- 30.0%	--	--	--
Months Supply of Inventory	3.9	2.3	- 41.0%	--	--	--
Cumulative Days on Market Until Sale	91	197	+ 116.5%	81	75	- 7.4%
Percent of Original List Price Received*	91.4%	89.1%	- 2.5%	93.4%	95.5%	+ 2.2%
New Listings	2	1	- 50.0%	160	183	+ 14.4%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	33	21	- 36.4%
Closed Sales	6	1	- 83.3%	33	20	- 39.4%
Median Sales Price*	\$455,000	\$410,000	- 9.9%	\$479,000	\$516,500	+ 7.8%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.7	3.3	+ 371.4%	--	--	--
Cumulative Days on Market Until Sale	71	19	- 73.2%	74	60	- 18.9%
Percent of Original List Price Received*	92.1%	96.5%	+ 4.8%	94.7%	96.7%	+ 2.1%
New Listings	0	6	--	36	31	- 13.9%

* 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

