

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Chatham

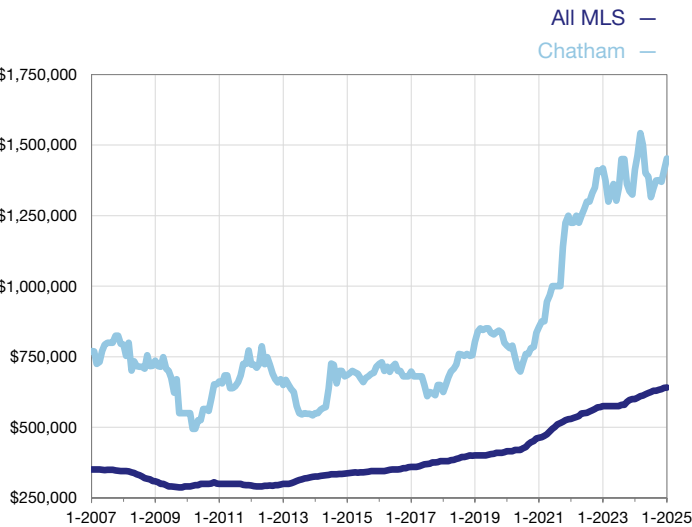
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales	6	7	+ 16.7%	6	7	+ 16.7%
Median Sales Price*	\$1,162,500	\$1,775,000	+ 52.7%	\$1,162,500	\$1,775,000	+ 52.7%
Inventory of Homes for Sale	47	30	- 36.2%	--	--	--
Months Supply of Inventory	4.9	2.4	- 51.0%	--	--	--
Cumulative Days on Market Until Sale	106	141	+ 33.0%	106	141	+ 33.0%
Percent of Original List Price Received*	87.7%	90.5%	+ 3.2%	87.7%	90.5%	+ 3.2%
New Listings	11	11	0.0%	11	11	0.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	1	5	+ 400.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$600,000	\$0	- 100.0%	\$600,000	\$0	- 100.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	8	0	- 100.0%	8	0	- 100.0%
Percent of Original List Price Received*	100.2%	0.0%	- 100.0%	100.2%	0.0%	- 100.0%
New Listings	2	1	- 50.0%	2	1	- 50.0%

\* 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

