

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

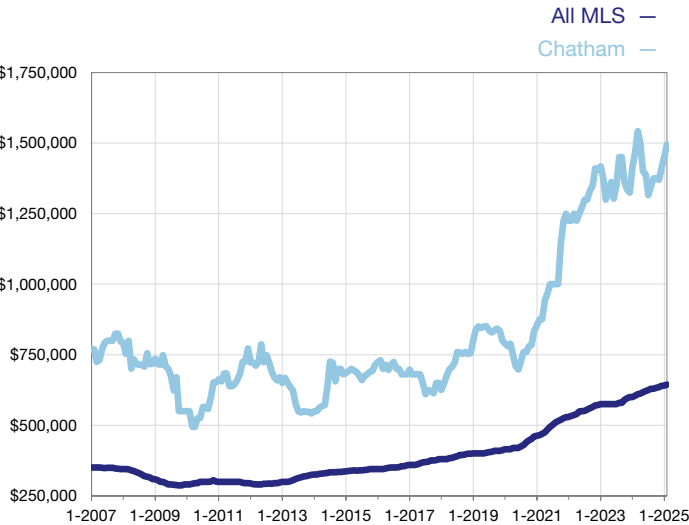
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	7	14	+ 100.0%
Closed Sales	3	10	+ 233.3%	9	17	+ 88.9%
Median Sales Price*	\$1,375,000	\$2,125,000	+ 54.5%	\$1,375,000	\$1,800,000	+ 30.9%
Inventory of Homes for Sale	47	34	- 27.7%	--	--	--
Months Supply of Inventory	5.1	2.7	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	32	120	+ 275.0%	81	128	+ 58.0%
Percent of Original List Price Received*	98.1%	89.4%	- 8.9%	91.2%	89.9%	- 1.4%
New Listings	9	11	+ 22.2%	20	22	+ 10.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	4	5	+ 25.0%
Closed Sales	0	6	--	1	6	+ 500.0%
Median Sales Price*	\$0	\$415,000	--	\$600,000	\$415,000	- 30.8%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.1	2.9	+ 163.6%	--	--	--
Cumulative Days on Market Until Sale	0	40	--	8	40	+ 400.0%
Percent of Original List Price Received*	0.0%	95.6%	--	100.2%	95.6%	- 4.6%
New Listings	3	4	+ 33.3%	5	5	0.0%

* 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

