

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	12	+ 33.3%	149	153	+ 2.7%
Closed Sales	13	16	+ 23.1%	146	148	+ 1.4%
Median Sales Price*	\$1,975,000	\$2,462,500	+ 24.7%	\$1,405,000	\$1,655,000	+ 17.8%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	197	59	- 70.1%	76	89	+ 17.1%
Percent of Original List Price Received*	89.1%	95.5%	+ 7.2%	95.4%	95.0%	- 0.4%
New Listings	1	6	+ 500.0%	187	194	+ 3.7%

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

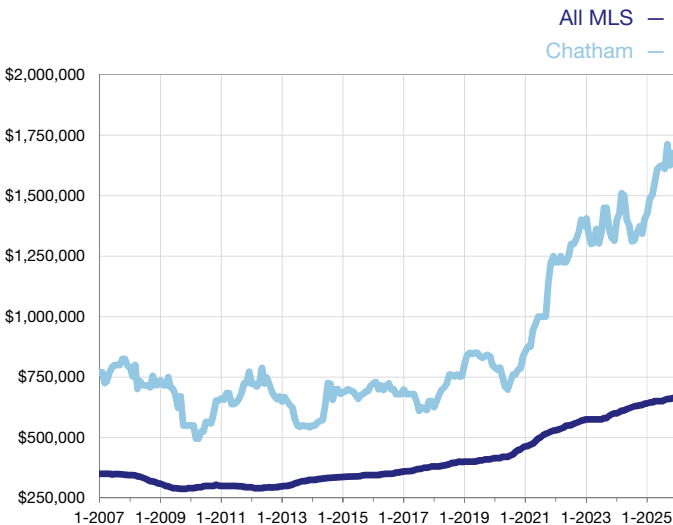
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	21	18	- 14.3%
Closed Sales	1	0	- 100.0%	20	19	- 5.0%
Median Sales Price*	\$410,000	\$0	- 100.0%	\$516,500	\$475,000	- 8.0%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	3.8	1.2	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	60	45	- 25.0%
Percent of Original List Price Received*	96.5%	0.0%	- 100.0%	96.7%	97.7%	+ 1.0%
New Listings	6	1	- 83.3%	31	19	- 38.7%

* 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

