

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	16	+ 77.8%	23	26	+ 13.0%
Closed Sales	6	7	+ 16.7%	23	22	- 4.3%
Median Sales Price*	\$2,025,000	\$1,875,000	- 7.4%	\$2,000,000	\$1,352,500	- 32.4%
Inventory of Homes for Sale	49	33	- 32.7%	--	--	--
Months Supply of Inventory	4.0	2.6	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	122	95	- 22.1%	127	149	+ 17.3%
Percent of Original List Price Received*	92.2%	92.0%	- 0.2%	90.5%	90.6%	+ 0.1%
New Listings	21	20	- 4.8%	43	34	- 20.9%

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

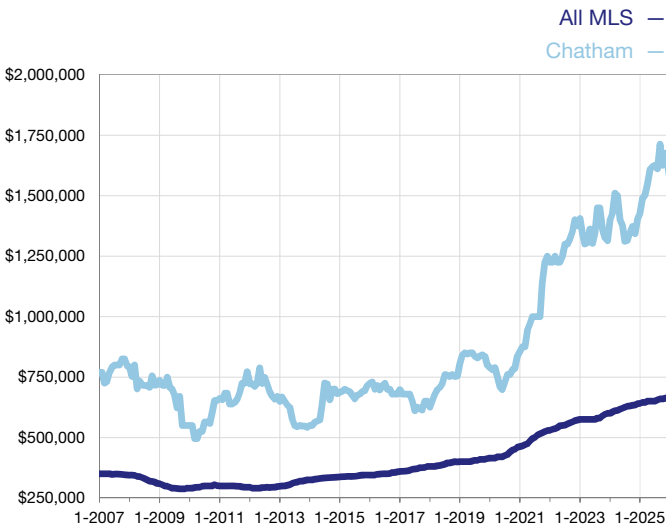
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	1	- 80.0%	10	2	- 80.0%
Closed Sales	3	1	- 66.7%	9	2	- 77.8%
Median Sales Price*	\$590,000	\$1,175,000	+ 99.2%	\$475,000	\$762,500	+ 60.5%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--
Cumulative Days on Market Until Sale	49	39	- 20.4%	43	58	+ 34.9%
Percent of Original List Price Received*	98.2%	90.7%	- 7.6%	96.4%	89.2%	- 7.5%
New Listings	3	3	0.0%	9	4	- 55.6%

* 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

