

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	15	+ 87.5%	31	40	+ 29.0%
Closed Sales	6	14	+ 133.3%	29	36	+ 24.1%
Median Sales Price*	\$2,012,500	\$1,412,500	- 29.8%	\$2,000,000	\$1,352,500	- 32.4%
Inventory of Homes for Sale	58	43	- 25.9%	--	--	--
Months Supply of Inventory	4.9	3.2	- 34.7%	--	--	--
Cumulative Days on Market Until Sale	28	43	+ 53.6%	106	108	+ 1.9%
Percent of Original List Price Received*	98.5%	97.4%	- 1.1%	92.1%	93.2%	+ 1.2%
New Listings	18	25	+ 38.9%	61	59	- 3.3%

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

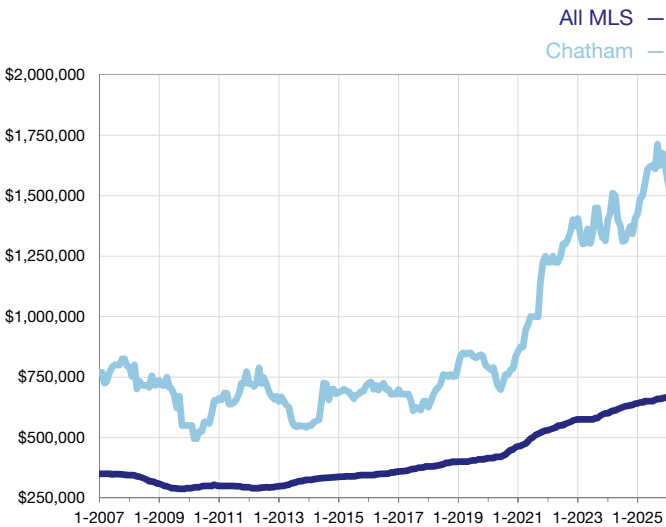
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	5	+ 400.0%	11	7	- 36.4%
Closed Sales	0	2	--	9	4	- 55.6%
Median Sales Price*	\$0	\$1,047,500	--	\$475,000	\$935,000	+ 96.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.6	2.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	43	36	- 16.3%
Percent of Original List Price Received*	0.0%	100.0%	--	96.4%	94.6%	- 1.9%
New Listings	1	5	+ 400.0%	10	9	- 10.0%

* 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

