

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

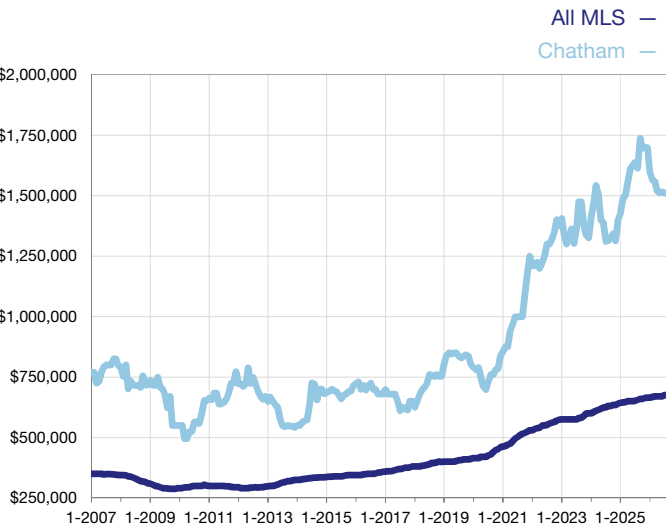
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	20	0.0%	93	104	+ 11.8%
Closed Sales	10	9	- 10.0%	81	92	+ 13.6%
Median Sales Price*	\$1,269,500	\$1,150,000	- 9.4%	\$1,675,000	\$1,378,000	- 17.7%
Inventory of Homes for Sale	66	46	- 30.3%	--	--	--
Months Supply of Inventory	5.6	3.3	- 41.1%	--	--	--
Cumulative Days on Market Until Sale	36	47	+ 30.6%	93	68	- 26.9%
Percent of Original List Price Received*	98.3%	96.1%	- 2.2%	94.7%	95.4%	+ 0.7%
New Listings	29	15	- 48.3%	145	137	- 5.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	3	--	16	16	0.0%
Closed Sales	2	0	- 100.0%	17	11	- 35.3%
Median Sales Price*	\$682,500	\$0	- 100.0%	\$475,000	\$621,850	+ 30.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	78	0	- 100.0%	49	41	- 16.3%
Percent of Original List Price Received*	97.6%	0.0%	- 100.0%	98.0%	97.2%	- 0.8%
New Listings	0	3	--	14	20	+ 42.9%

* 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

