

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

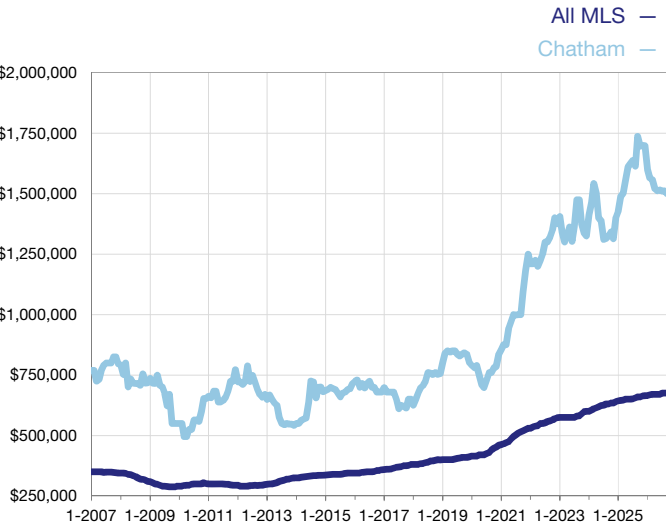
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	26	19	- 26.9%	119	122	+ 2.5%
Closed Sales	15	18	+ 20.0%	96	110	+ 14.6%
Median Sales Price*	\$2,000,000	\$1,433,750	- 28.3%	\$1,731,000	\$1,398,000	- 19.2%
Inventory of Homes for Sale	64	53	- 17.2%	--	--	--
Months Supply of Inventory	5.0	4.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	73	48	- 34.2%	90	65	- 27.8%
Percent of Original List Price Received*	97.7%	95.6%	- 2.1%	95.1%	95.4%	+ 0.3%
New Listings	31	29	- 6.5%	176	167	- 5.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	17	17	0.0%
Closed Sales	2	5	+ 150.0%	19	16	- 15.8%
Median Sales Price*	\$1,485,000	\$1,400,000	- 5.7%	\$485,000	\$792,000	+ 63.3%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	28	30	+ 7.1%	47	38	- 19.1%
Percent of Original List Price Received*	94.2%	99.7%	+ 5.8%	97.6%	98.0%	+ 0.4%
New Listings	2	1	- 50.0%	16	21	+ 31.3%

* 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

