Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Chatham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**14**	+ 7.7%	132	**132**	0.0%
Closed Sales	33	**17**	- 48.5%	129	**127**	- 1.6%
Median Sales Price*	$1,500,000	**$2,037,000**	+ 35.8%	$1,675,000	**$1,442,500**	- 13.9%
Inventory of Homes for Sale	56	**61**	+ 8.9%	--	--	--
Months Supply of Inventory	4.6	**4.7**	+ 2.2%	--	--	--
Cumulative Days on Market Until Sale	96	**58**	- 39.6%	92	**64**	- 30.4%
Percent of Original List Price Received*	95.0%	**98.4%**	+ 3.6%	95.1%	**95.8%**	+ 0.7%
New Listings	7	**19**	+ 171.4%	183	**185**	+ 1.1%

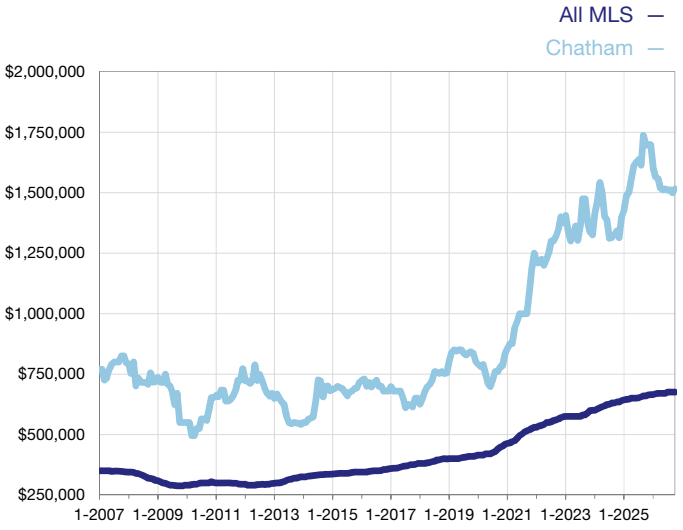
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

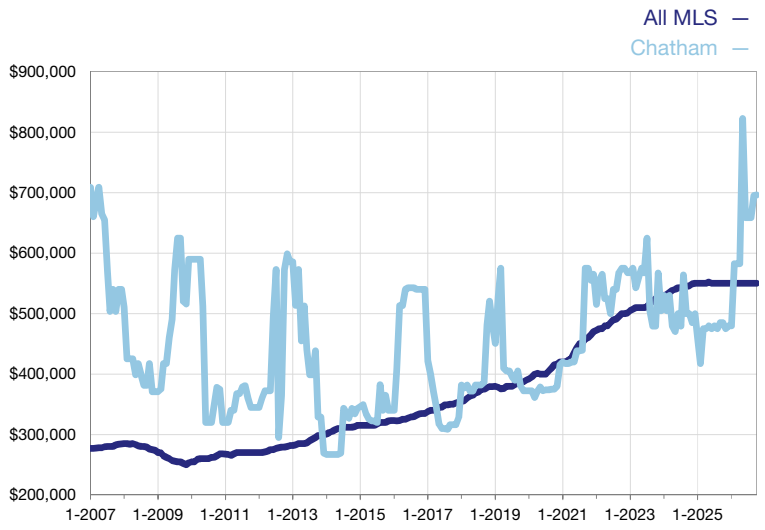
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**0**	- 100.0%	18	**17**	- 5.6%
Closed Sales	0	**1**	--	19	**17**	- 10.5%
Median Sales Price*	$0	**$697,000**	--	$485,000	**$697,000**	+ 43.7%
Inventory of Homes for Sale	5	**3**	- 40.0%	--	--	--
Months Supply of Inventory	2.0	**1.5**	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	**13**	--	47	**36**	- 23.4%
Percent of Original List Price Received*	0.0%	**99.7%**	--	97.6%	**98.1%**	+ 0.5%
New Listings	3	**0**	- 100.0%	19	**21**	+ 10.5%

* 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



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