

Local Market Update – August 2024

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



Chatham

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	11	+ 57.1%	87	101	+ 16.1%
Closed Sales	10	15	+ 50.0%	81	91	+ 12.3%
Median Sales Price*	\$1,550,000	\$1,410,000	- 9.0%	\$1,285,000	\$1,300,000	+ 1.2%
Inventory of Homes for Sale	50	58	+ 16.0%	--	--	--
Months Supply of Inventory	4.9	5.0	+ 2.0%	--	--	--
Cumulative Days on Market Until Sale	43	61	+ 41.9%	71	68	- 4.2%
Percent of Original List Price Received*	93.1%	94.3%	+ 1.3%	93.9%	94.7%	+ 0.9%
New Listings	14	22	+ 57.1%	113	144	+ 27.4%

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

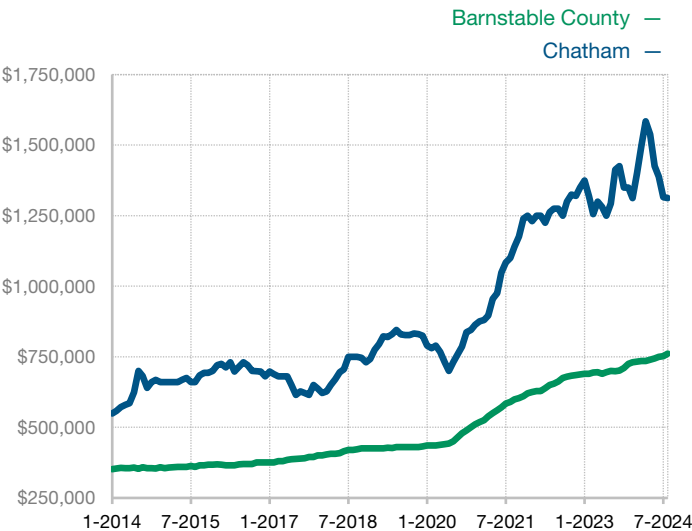
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	3	- 40.0%	20	15	- 25.0%
Closed Sales	4	1	- 75.0%	14	14	0.0%
Median Sales Price*	\$395,000	\$685,000	+ 73.4%	\$452,000	\$475,000	+ 5.1%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.7	2.2	- 18.5%	--	--	--
Cumulative Days on Market Until Sale	76	14	- 81.6%	68	77	+ 13.2%
Percent of Original List Price Received*	96.9%	101.5%	+ 4.7%	95.4%	97.2%	+ 1.9%
New Listings	2	4	+ 100.0%	21	20	- 4.8%

* 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

