

Local Market Update – May 2025

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



Chatham

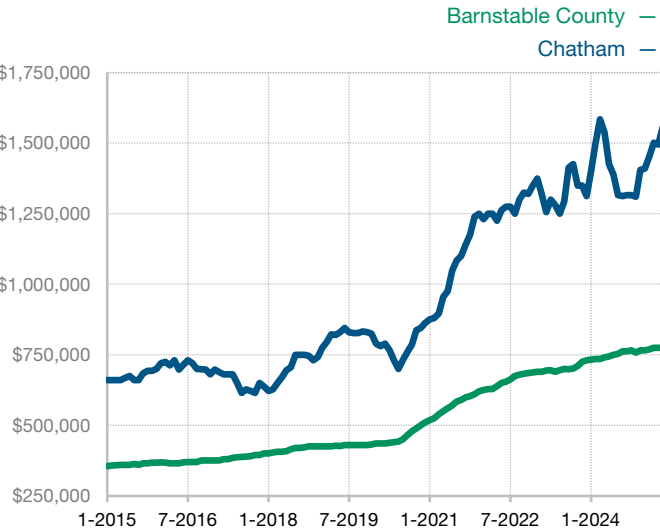
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	9	- 43.8%	57	40	- 29.8%
Closed Sales	21	7	- 66.7%	48	39	- 18.8%
Median Sales Price*	\$1,200,000	\$1,565,000	+ 30.4%	\$1,372,500	\$1,675,000	+ 22.0%
Inventory of Homes for Sale	59	59	0.0%	--	--	--
Months Supply of Inventory	5.6	5.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	101	182	+ 80.2%	79	111	+ 40.5%
Percent of Original List Price Received*	93.9%	90.7%	- 3.4%	93.4%	90.6%	- 3.0%
New Listings	30	23	- 23.3%	91	73	- 19.8%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	11	10	- 9.1%
Closed Sales	3	4	+ 33.3%	11	11	0.0%
Median Sales Price*	\$419,900	\$503,750	+ 20.0%	\$419,900	\$475,000	+ 13.1%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	5	35	+ 600.0%	92	35	- 62.0%
Percent of Original List Price Received*	97.4%	97.7%	+ 0.3%	97.7%	98.1%	+ 0.4%
New Listings	2	0	- 100.0%	13	10	- 23.1%

* 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

