

Local Market Update – March 2026

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



Chatham

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	15	+ 50.0%	24	24	0.0%
Closed Sales	7	7	0.0%	25	22	- 12.0%
Median Sales Price*	\$2,000,000	\$1,875,000	- 6.3%	\$1,800,000	\$1,352,500	- 24.9%
Inventory of Homes for Sale	42	34	- 19.0%	--	--	--
Months Supply of Inventory	3.6	2.8	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	111	96	- 13.5%	107	104	- 2.8%
Percent of Original List Price Received*	91.0%	92.0%	+ 1.1%	89.6%	88.7%	- 1.0%
New Listings	16	21	+ 31.3%	34	32	- 5.9%

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

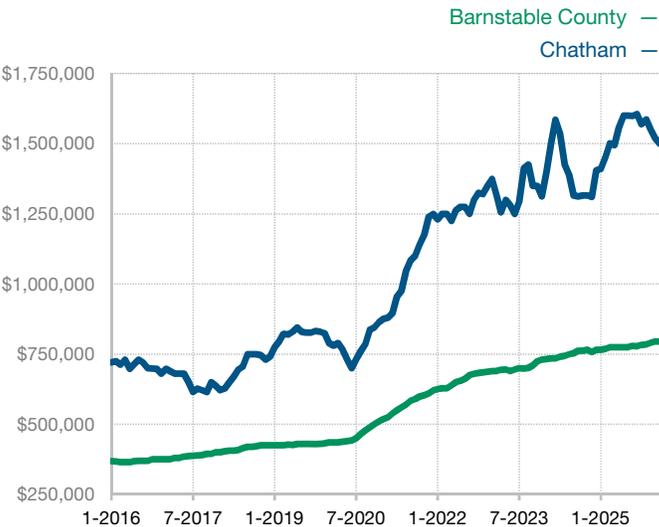
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	8	2	- 75.0%
Closed Sales	4	1	- 75.0%	7	3	- 57.1%
Median Sales Price*	\$537,500	\$1,175,000	+ 118.6%	\$475,000	\$645,000	+ 35.8%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--
Cumulative Days on Market Until Sale	32	39	+ 21.9%	35	40	+ 14.3%
Percent of Original List Price Received*	99.0%	90.7%	- 8.4%	98.4%	92.6%	- 5.9%
New Listings	2	3	+ 50.0%	8	4	- 50.0%

* 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

