

The Season Is Upon Us!

Market Report for June, 2009



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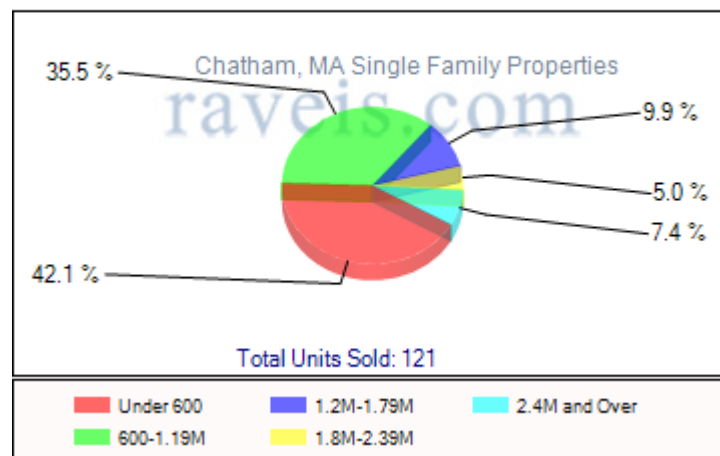
The Cape is looking lovely with the Rhodies in bloom and the weather is getting warmer all the time! The good news for buyers is that interest rates remain most attractive and home prices are rather stable. However...a cautionary note here...interest rates have started to creep up the past few weeks and it is doubtful that they will return to the lows of a few months ago. If you have found a home you love...don't hesitate! Quite a few articles indicate that the bottom may have been reached and this is a wise time to buy...and be able to enjoy a lovely home on the Cape for the summer.



Currently there are 217 single family homes on the market in Chatham. That means a buyer has many to choose from in all price ranges. For sellers, now is an opportune time to list your home as so many people are coming from off Cape and are interested in buying just the right home to enjoy this summer. If your home is in great condition to show and is priced correctly, it will sell!

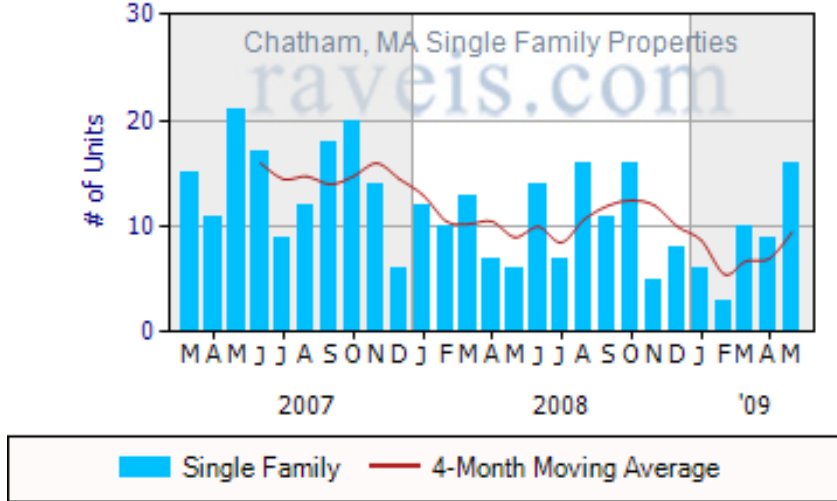
Unit Sales - 12 Month

Shows percentage of units in each price range.



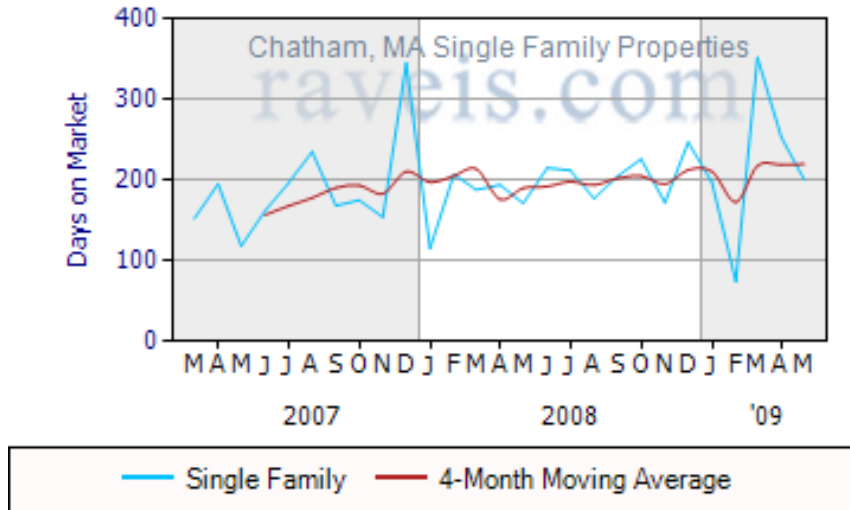
Unit Sales

Number of homes sold.



Market Time for Sold

Average days on the market for properties that sold during the month.



As you can see, home sales are rising and we anticipate a good season for sales as the prices are still down a bit...but there is speculation that the bottom has been reached...so do take advantage of this attractive situation now!

Chatham, MA Single Family Properties

Three Months Ending May, 2009

March, 2009

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Address	Bedrooms	List Price	Sale Price	Market Time
346 Morris Island	4	1,999,000	1,875,000	301
36 Windmill	5	1,999,000	1,800,000	164
713 Main	3	1,699,900	1,150,000	723
61 Eliphamets	3	799,900	685,000	581
72 Windward Passage	3	649,900	600,000	120
324 Deer Meadow	4	650,000	600,000	640
27 Aunt Kates	3	899,900	525,000	132
281 Ridgevale	2	395,900	372,000	230
15 Countryside	5	349,900	340,000	530
193 Old Queen Anne	4	299,900	299,900	115
March Averages	4	974,330	824,690	354

April, 2009

William Raveis Real Estate

Address	Bedrooms	List Price	Sale Price	Market Time (Days)
112 Woodcarver	3	2,250,000	1,660,000	388
35 Stage Neck	3	1,199,000	1,050,000	772
43 Baileys	3	769,900	685,000	359
19 Locust	3	729,000	622,800	81
15 Eldredge Square So.	2	565,000	566,000	23
20 Cove Hill	4	689,000	560,000	401
22 Great Hill	3	454,000	415,000	40
248 Chipping Stone	3	449,000	410,000	70
127 Shane	3	449,000	405,000	156
April Averages	3	839,322	708,200	254

Chatham, MA Single Family Properties

Three Months Ending May, 2009

May, 2009

William Raveis Real Estate

Address	Bedrooms	List Price	Sale Price	Market Time (Days)
149 Cotchpinicut	5	3,700,000	3,350,000	29
25 Isaac Hardy	4	3,195,000	3,075,000	262
85 Capri	4	2,290,000	1,700,000	1
27 Bay	6	1,595,000	1,400,000	102
444 Old Harbor	4	1,500,000	1,187,500	449
549 Riverview	3	975,000	915,000	193
28 Sabins	3	799,000	750,000	224
46 Uncle Alberts	3	699,000	665,000	41
101 Marsh View	4	695,000	635,000	244
66 The Cornfield	3	510,000	495,000	26
40 Barn Hill	3	499,000	450,000	327
42 Snow	4	399,000	395,000	7
41 Aunt Carries	2	375,000	375,000	24
405 Orleans	2	349,000	312,000	1,020
47 Barn Hill	5	299,000	297,000	216
49 Toms	2	249,907	235,000	63
May Averages	4	1,133,057	1,014,781	202

I hope you have found this report helpful and informative. Please be in touch if I can help you with any of your real estate needs.

Evelyn

• This report is strictly the opinions of the author and makes no specific recommendations.