

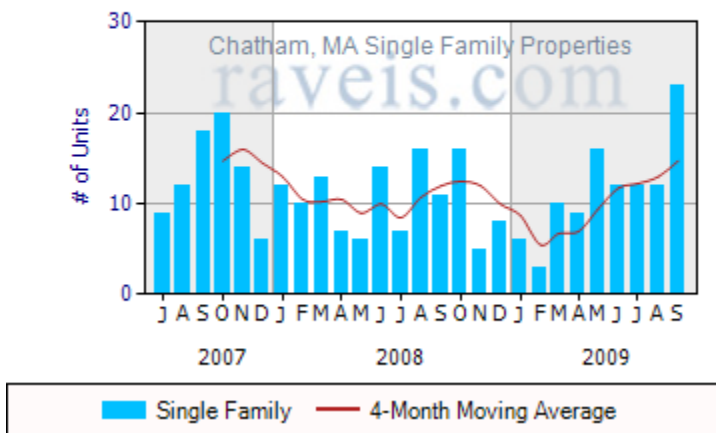


October 2009 Market Report

There has been so much positive activity during the month of September in Chatham! Prices are still most attractive and homes are being bought in record numbers.

Unit Sales

Number of homes sold.

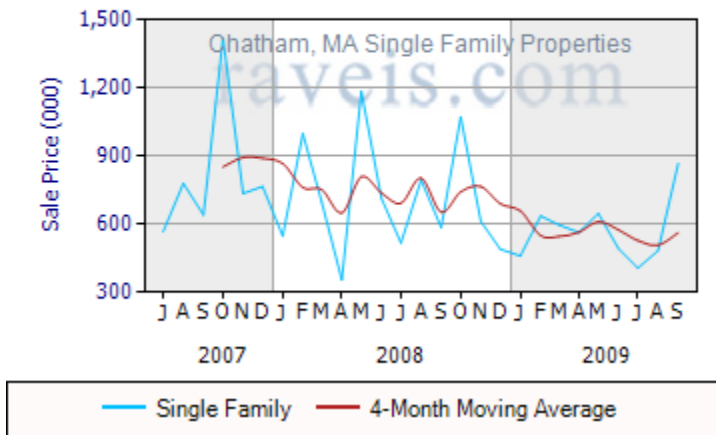


Do notice sales are even higher than the best month in 2007!

This chart shows that median prices are still most attractive...as well as the interest rates being low.

Median Sales Price

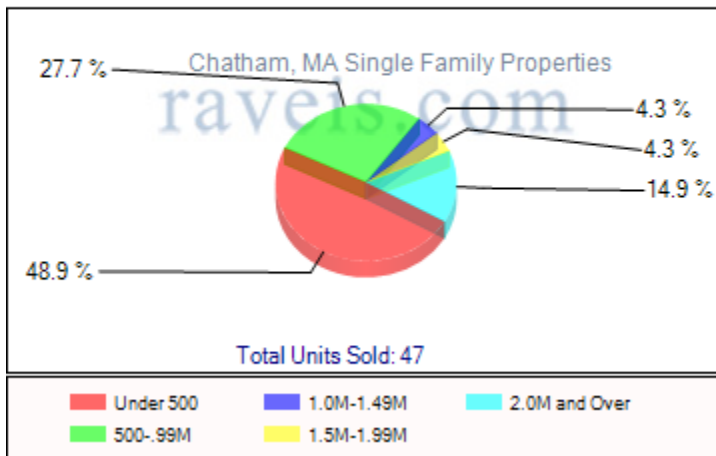
Median means 'middle'. There are an equal number of homes priced above and below the median.



Here you can see the prices of recent sales...notice almost 50% are under \$500,000.

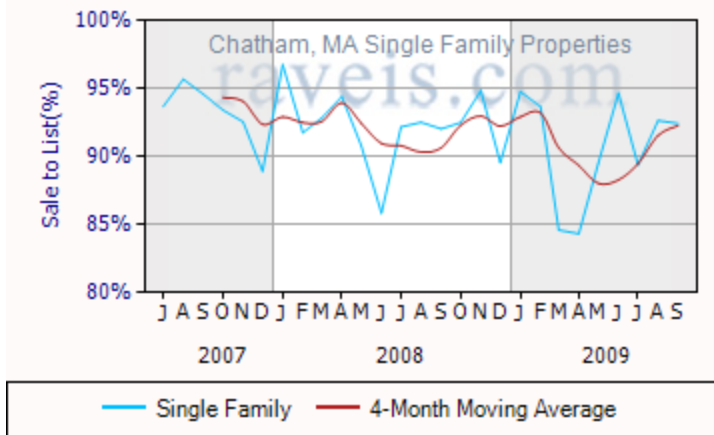
Unit Sales - 3-Month

Shows percentage of units in each price range.



Sales To List Price Ratio

Ratio of sales price to list price. A high sales/list ratio, especially over 100%, indicates strong demand.



This chart shows the list to sales price ratio... again good news for buyers as the average is under 95% of list price, with a good possibility that the list price has been reduced several times since the home was first on the market.

Chatham, MA Single Family Properties

Three Months Ending September, 2009

July, 2009

William Raveis Real Estate

Address	Bedrooms	List Price	Sale Price	Market Time (Days)
85 Shore	6	5,500,000	4,830,000	74
159 Wilfred	3	649,000	550,000	577
78 Skyline	5	599,000	525,000	303
28 Pine	2	499,900	467,500	23
62 Kittys	2	449,700	435,000	79
281 Deer Meadow Ln	3	488,500	432,000	65

70 Warren	4	399,000	387,000	24
2707 Main	2	349,900	325,000	356
324 Meetinghouse	3	309,000	292,000	137
86 Old Harbor	2	289,900	282,500	196
7 Old Village	3	325,000	270,000	86
6 Perch Pond	3	245,000	240,000	64
July Averages	3	841,992	753,000	165

Chatham, MA Single Family Properties

Three Months Ending September, 2009

August, 2009

William Raveis Real Estate

Address	Bedrooms	List Price	Sale Price	Market Time (Days)
65 Squanto	3	945,000	920,000	139
132 Lake Shore	3	995,000	865,000	64
5 John	3	775,000	710,000	83
68 Old Academy	4	585,000	550,000	139
149 Ocean Port	2	579,000	525,000	105
115 Balfour	3	499,900	493,000	58
44 Snowberry	3	529,000	480,000	75
38 Soundings	3	499,000	465,000	142
44 Cranberry	5	449,900	435,000	42
30 Uncle Levis	2	439,000	414,500	104
506 Crowell	3	399,000	355,000	67
71 Ralph	2	339,000	307,000	309
August Averages	3	586,150	543,292	111

Chatham, MA Single Family Properties

Three Months Ending September, 2009

**September,
2009**

**William Raveis Real
Estate**

Address	Bedrooms	List Price	Sale Price	Market Time (Days)
82 Uncle Alberts	5	3,600,000	3,100,000	528
151 Seaview	5	2,995,000	2,940,000	540
202 Eastward	4	2,900,000	2,890,000	38
52 Nickerson	3	2,595,000	2,500,000	48
248 Old Harbor	5	2,795,000	2,400,000	435
173 Cross	4	2,489,000	2,365,000	146
165 Taylor Pond	3	1,950,000	1,850,000	139
52 Shell	5	1,850,000	1,500,000	167
24 North Skyline	4	1,595,000	1,425,000	200
20 Kendrick Harvest	3	1,195,000	1,185,000	48
6 Patriot	4	995,000	975,000	28
166 Barcliff	3	950,000	870,000	699
171 Queen Anne	3	895,000	867,000	32
101 Morris Island	5	895,000	850,000	30
13 Monomoy	3	795,000	720,000	460
580 Meetinghouse	4	895,000	700,000	705
264 Hardings Beach	2	465,000	425,000	99
0 Cod	3	399,000	401,500	42
107 Mill Hill	3	424,900	395,000	158
24 Paulding	3	399,000	370,000	174

751 Crowell	3	379,000	369,000	27
62 Winterset	3	359,900	336,500	148
29 Cockle Cove	2	299,000	265,000	402
September Averages	4	1,396,296	1,291,261	230

I hope you have found this report useful. Please call me if I can be of help with your real estate needs.



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