

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	34	+ 100.0%	87	113	+ 29.9%
Closed Sales	11	27	+ 145.5%	77	84	+ 9.1%
Median Sales Price*	\$435,000	\$540,000	+ 24.1%	\$447,000	\$475,000	+ 6.3%
Inventory of Homes for Sale	102	43	- 57.8%	--	--	--
Months Supply of Inventory	7.6	3.0	- 60.5%	--	--	--
Cumulative Days on Market Until Sale	119	158	+ 32.8%	123	139	+ 13.0%
Percent of Original List Price Received*	98.0%	93.7%	- 4.4%	94.3%	93.9%	- 0.4%
New Listings	27	17	- 37.0%	149	123	- 17.4%

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

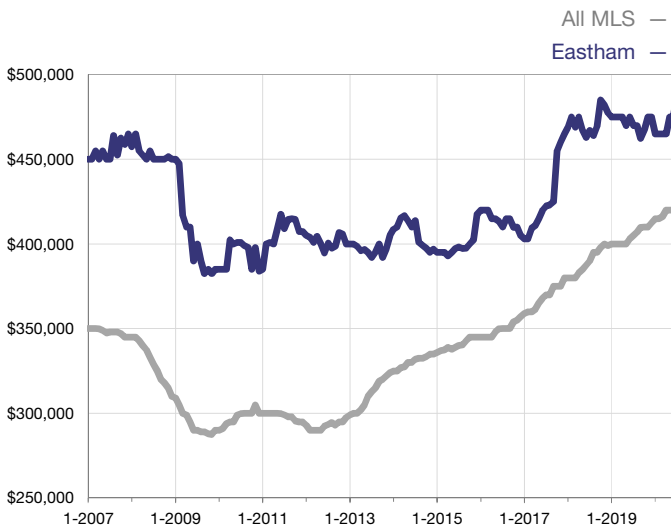
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	4	+ 100.0%	8	11	+ 37.5%
Closed Sales	1	0	- 100.0%	7	8	+ 14.3%
Median Sales Price*	\$140,000	\$0	- 100.0%	\$289,000	\$267,925	- 7.3%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	8.3	3.0	- 63.9%	--	--	--
Cumulative Days on Market Until Sale	111	0	- 100.0%	55	54	- 1.8%
Percent of Original List Price Received*	90.3%	0.0%	- 100.0%	96.8%	97.4%	+ 0.6%
New Listings	1	1	0.0%	18	11	- 38.9%

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

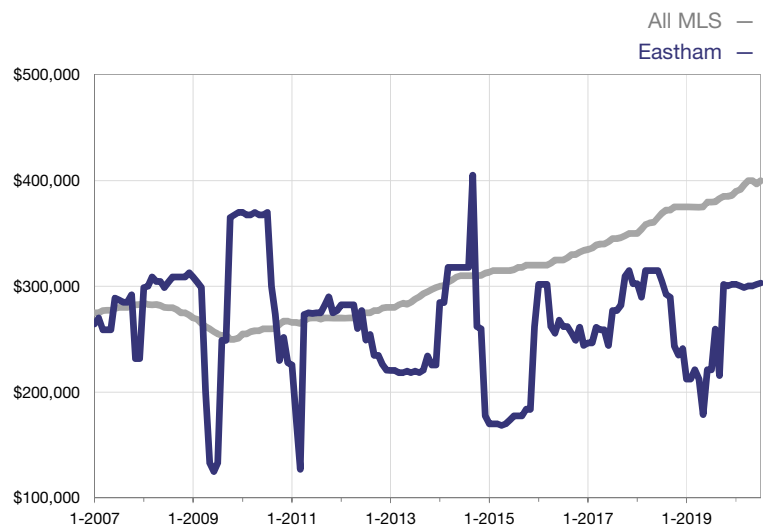
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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