

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	28	+ 115.4%	100	133	+ 33.0%
Closed Sales	13	19	+ 46.2%	90	104	+ 15.6%
Median Sales Price*	\$427,500	\$640,000	+ 49.7%	\$440,000	\$502,500	+ 14.2%
Inventory of Homes for Sale	110	40	- 63.6%	--	--	--
Months Supply of Inventory	8.1	2.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	68	105	+ 54.4%	115	134	+ 16.5%
Percent of Original List Price Received*	92.5%	95.7%	+ 3.5%	94.0%	94.3%	+ 0.3%
New Listings	27	21	- 22.2%	176	143	- 18.8%

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

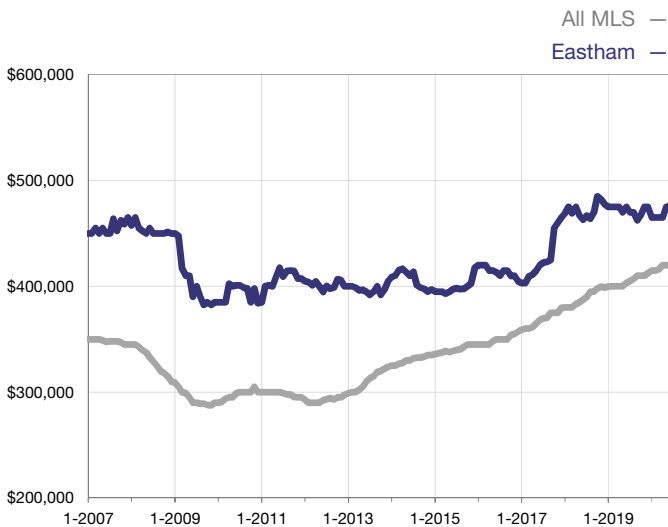
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	2	+ 100.0%	9	12	+ 33.3%
Closed Sales	0	4	--	7	12	+ 71.4%
Median Sales Price*	\$0	\$501,000	--	\$289,000	\$303,000	+ 4.8%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	10.8	2.2	- 79.6%	--	--	--
Cumulative Days on Market Until Sale	0	121	--	55	76	+ 38.2%
Percent of Original List Price Received*	0.0%	98.2%	--	96.8%	97.7%	+ 0.9%
New Listings	3	0	- 100.0%	21	11	- 47.6%

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

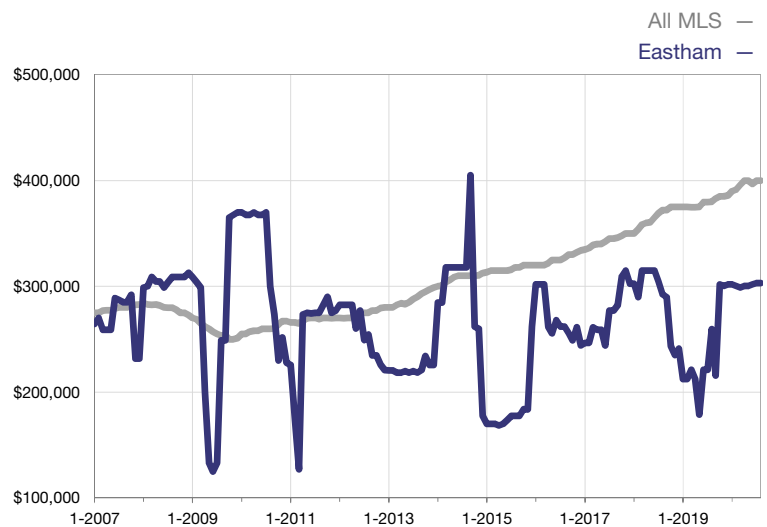
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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