

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	12	+ 50.0%	166	113	- 31.9%
Closed Sales	14	7	- 50.0%	174	113	- 35.1%
Median Sales Price*	\$780,000	\$725,000	- 7.1%	\$677,000	\$745,000	+ 10.0%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	0.4	1.6	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	64	49	- 23.4%	54	23	- 57.4%
Percent of Original List Price Received*	100.4%	94.5%	- 5.9%	101.4%	101.0%	- 0.4%
New Listings	4	7	+ 75.0%	169	143	- 15.4%

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

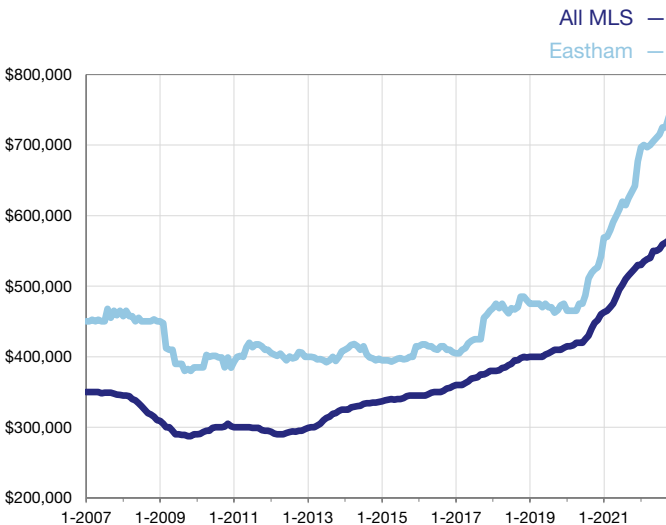
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	20	17	- 15.0%
Closed Sales	0	0	--	14	21	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$299,850	\$549,400	+ 83.2%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	6.8	10.0	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	35	53	+ 51.4%
Percent of Original List Price Received*	0.0%	0.0%	--	95.0%	105.9%	+ 11.5%
New Listings	1	1	0.0%	15	22	+ 46.7%

* 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

