

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	6	8	+ 33.3%
Closed Sales	13	15	+ 15.4%	13	15	+ 15.4%
Median Sales Price*	\$743,000	\$575,000	- 22.6%	\$743,000	\$575,000	- 22.6%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	18	37	+ 105.6%	18	37	+ 105.6%
Percent of Original List Price Received*	100.1%	93.8%	- 6.3%	100.1%	93.8%	- 6.3%
New Listings	9	2	- 77.8%	9	2	- 77.8%

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

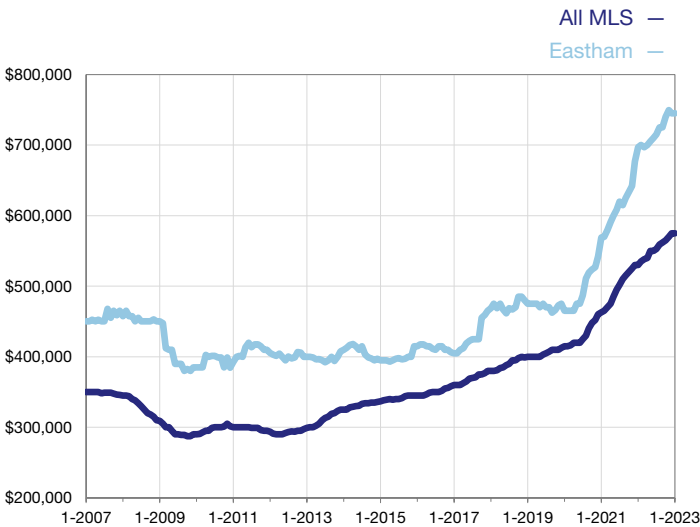
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	2	--	0	2	--
Median Sales Price*	\$0	\$489,450	--	\$0	\$489,450	--
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	6.7	9.4	+ 40.3%	--	--	--
Cumulative Days on Market Until Sale	0	287	--	0	287	--
Percent of Original List Price Received*	0.0%	107.5%	--	0.0%	107.5%	--
New Listings	0	0	--	0	0	--

* 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

