

# Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	22	19	- 13.6%	122	150	+ 23.0%
Closed Sales	12	25	+ 108.3%	102	129	+ 26.5%
Median Sales Price*	\$456,500	<b>\$545,000</b>	+ 19.4%	\$448,500	<b>\$515,000</b>	+ 14.8%
Inventory of Homes for Sale	111	36	- 67.6%	--	--	--
Months Supply of Inventory	8.2	2.3	- 72.0%	--	--	--
Cumulative Days on Market Until Sale	98	101	+ 3.1%	113	128	+ 13.3%
Percent of Original List Price Received*	95.1%	<b>97.3%</b>	+ 2.3%	94.2%	<b>94.8%</b>	+ 0.6%
New Listings	33	14	- 57.6%	209	157	- 24.9%

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

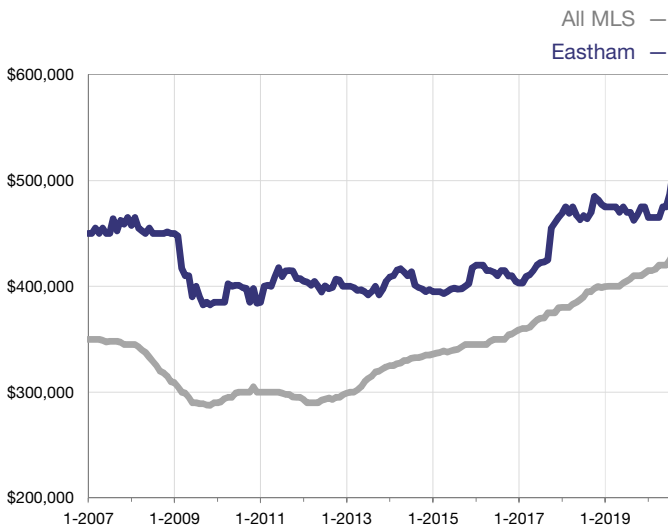
### Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	2	+ 100.0%	10	13	+ 30.0%
Closed Sales	1	3	+ 200.0%	8	15	+ 87.5%
Median Sales Price*	\$126,000	<b>\$195,000</b>	+ 54.8%	\$215,750	<b>\$302,000</b>	+ 40.0%
Inventory of Homes for Sale	15	3	- 80.0%	--	--	--
Months Supply of Inventory	13.5	1.2	- 91.1%	--	--	--
Cumulative Days on Market Until Sale	102	250	+ 145.1%	61	111	+ 82.0%
Percent of Original List Price Received*	97.0%	<b>95.4%</b>	- 1.6%	96.8%	<b>97.2%</b>	+ 0.4%
New Listings	6	0	- 100.0%	27	11	- 59.3%

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

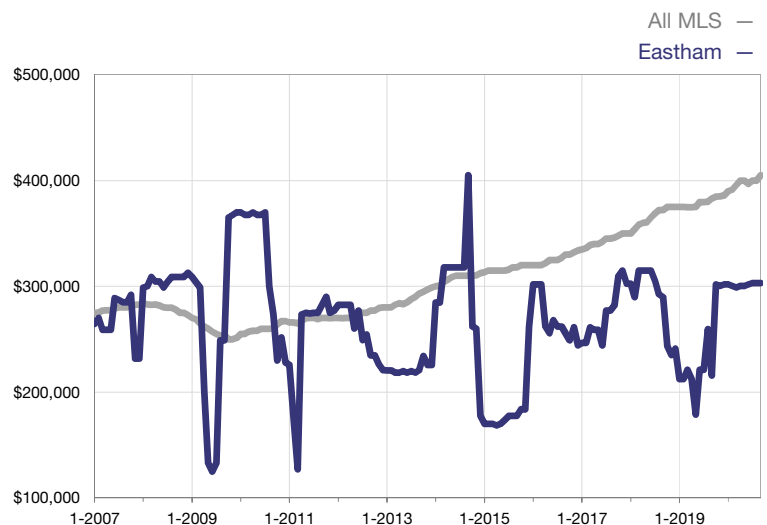
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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