

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	20	+ 100.0%	34	61	+ 79.4%
Closed Sales	3	21	+ 600.0%	36	58	+ 61.1%
Median Sales Price*	\$570,000	<b>\$677,000</b>	+ 18.8%	\$449,200	<b>\$691,000</b>	+ 53.8%
Inventory of Homes for Sale	71	5	- 93.0%	--	--	--
Months Supply of Inventory	5.2	0.3	- 94.2%	--	--	--
Cumulative Days on Market Until Sale	23	65	+ 182.6%	126	105	- 16.7%
Percent of Original List Price Received*	99.2%	100.4%	+ 1.2%	93.4%	98.2%	+ 5.1%
New Listings	14	16	+ 14.3%	59	52	- 11.9%

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

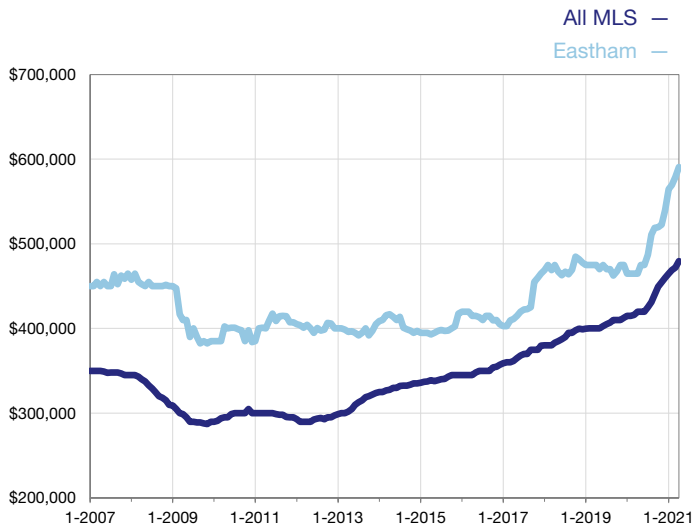
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	2	7	+ 250.0%
Closed Sales	1	1	0.0%	4	4	0.0%
Median Sales Price*	\$335,000	<b>\$544,000</b>	+ 62.4%	\$279,425	<b>\$347,500</b>	+ 24.4%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	6.9	7.8	+ 13.0%	--	--	--
Cumulative Days on Market Until Sale	129	57	- 55.8%	67	59	- 11.9%
Percent of Original List Price Received*	98.6%	97.1%	- 1.5%	98.0%	96.3%	- 1.7%
New Listings	1	1	0.0%	5	2	- 60.0%

\* 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

