

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	13	+ 8.3%	46	73	+ 58.7%
Closed Sales	9	20	+ 122.2%	45	78	+ 73.3%
Median Sales Price*	\$451,000	<b>\$810,500</b>	+ 79.7%	\$449,900	<b>\$763,250</b>	+ 69.6%
Inventory of Homes for Sale	69	11	- 84.1%	--	--	--
Months Supply of Inventory	5.1	0.6	- 88.2%	--	--	--
Cumulative Days on Market Until Sale	88	37	- 58.0%	119	87	- 26.9%
Percent of Original List Price Received*	97.8%	110.0%	+ 12.5%	94.3%	101.3%	+ 7.4%
New Listings	16	19	+ 18.8%	74	71	- 4.1%

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

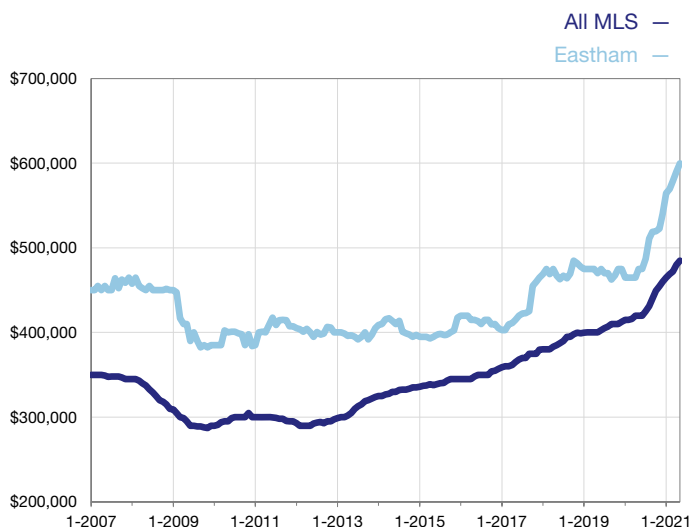
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	3	+ 50.0%	4	10	+ 150.0%
Closed Sales	1	0	- 100.0%	5	4	- 20.0%
Median Sales Price*	\$174,000	<b>\$0</b>	- 100.0%	\$231,850	<b>\$347,500</b>	+ 49.9%
Inventory of Homes for Sale	9	17	+ 88.9%	--	--	--
Months Supply of Inventory	5.1	9.0	+ 76.5%	--	--	--
Cumulative Days on Market Until Sale	130	0	- 100.0%	80	59	- 26.3%
Percent of Original List Price Received*	94.1%	0.0%	- 100.0%	97.2%	96.3%	- 0.9%
New Listings	1	6	+ 500.0%	6	8	+ 33.3%

\* 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

