

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	14	+ 40.0%	158	104	- 34.2%
Closed Sales	17	8	- 52.9%	160	106	- 33.8%
Median Sales Price*	\$699,000	\$719,700	+ 3.0%	\$661,000	\$750,000	+ 13.5%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	53	21	- 60.4%
Percent of Original List Price Received*	100.5%	100.5%	0.0%	101.5%	101.4%	- 0.1%
New Listings	6	10	+ 66.7%	165	136	- 17.6%

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

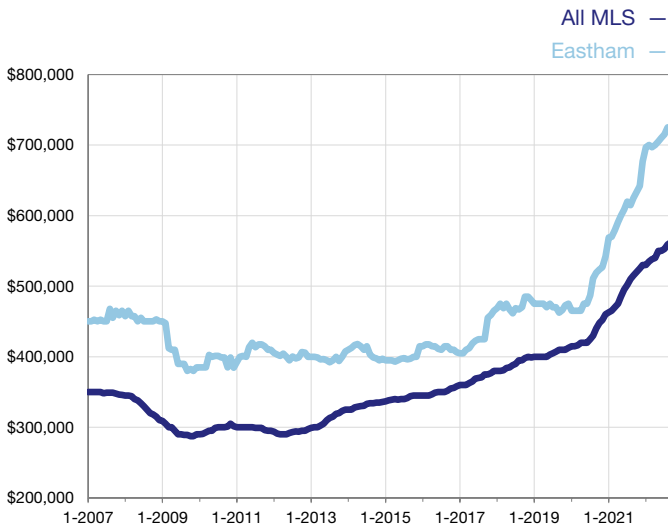
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	20	16	- 20.0%
Closed Sales	2	0	- 100.0%	14	21	+ 50.0%
Median Sales Price*	\$216,250	\$0	- 100.0%	\$299,850	\$549,400	+ 83.2%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	6.1	9.6	+ 57.4%	--	--	--
Cumulative Days on Market Until Sale	46	0	- 100.0%	35	53	+ 51.4%
Percent of Original List Price Received*	96.8%	0.0%	- 100.0%	95.0%	105.9%	+ 11.5%
New Listings	0	1	--	14	21	+ 50.0%

* 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

