

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	23	23	0.0%
Closed Sales	8	9	+ 12.5%	26	29	+ 11.5%
Median Sales Price*	\$682,500	\$780,000	+ 14.3%	\$736,500	\$695,000	- 5.6%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	30	59	+ 96.7%	25	44	+ 76.0%
Percent of Original List Price Received*	102.1%	96.2%	- 5.8%	99.9%	95.9%	- 4.0%
New Listings	13	13	0.0%	29	23	- 20.7%

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

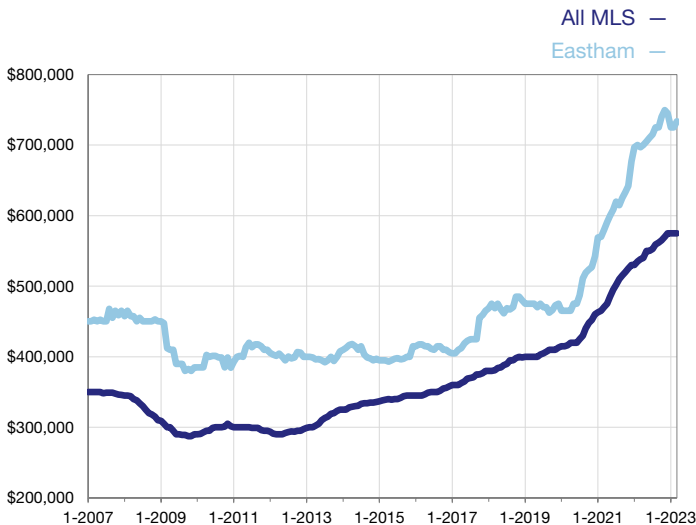
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	3	4	+ 33.3%
Closed Sales	1	1	0.0%	1	4	+ 300.0%
Median Sales Price*	\$377,000	\$465,000	+ 23.3%	\$377,000	\$377,000	0.0%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	7.5	8.3	+ 10.7%	--	--	--
Cumulative Days on Market Until Sale	45	6	- 86.7%	45	165	+ 266.7%
Percent of Original List Price Received*	94.3%	99.0%	+ 5.0%	94.3%	100.8%	+ 6.9%
New Listings	0	0	--	0	1	--

* 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

