

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	10	+ 100.0%	28	33	+ 17.9%
Closed Sales	8	7	- 12.5%	34	36	+ 5.9%
Median Sales Price*	\$802,500	\$765,000	- 4.7%	\$750,000	\$719,250	- 4.1%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	12	34	+ 183.3%	22	42	+ 90.9%
Percent of Original List Price Received*	107.4%	99.5%	- 7.4%	101.7%	96.6%	- 5.0%
New Listings	6	11	+ 83.3%	35	35	0.0%

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

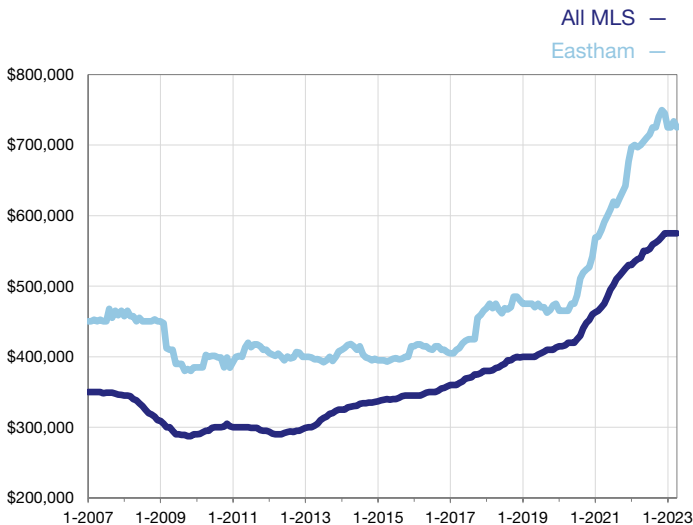
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	7	6	- 14.3%
Closed Sales	9	2	- 77.8%	10	6	- 40.0%
Median Sales Price*	\$639,000	\$439,950	- 31.2%	\$600,707	\$377,000	- 37.2%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	4.7	9.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	75	292	+ 289.3%	72	207	+ 187.5%
Percent of Original List Price Received*	108.7%	101.7%	- 6.4%	107.3%	101.1%	- 5.8%
New Listings	1	2	+ 100.0%	1	3	+ 200.0%

* 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

