

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	14	+ 100.0%	35	46	+ 31.4%
Closed Sales	9	8	- 11.1%	43	44	+ 2.3%
Median Sales Price*	\$926,000	\$909,000	- 1.8%	\$800,000	\$750,000	- 6.3%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	17	74	+ 335.3%	23	50	+ 117.4%
Percent of Original List Price Received*	103.0%	98.4%	- 4.5%	102.0%	96.9%	- 5.0%
New Listings	13	20	+ 53.8%	47	54	+ 14.9%

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

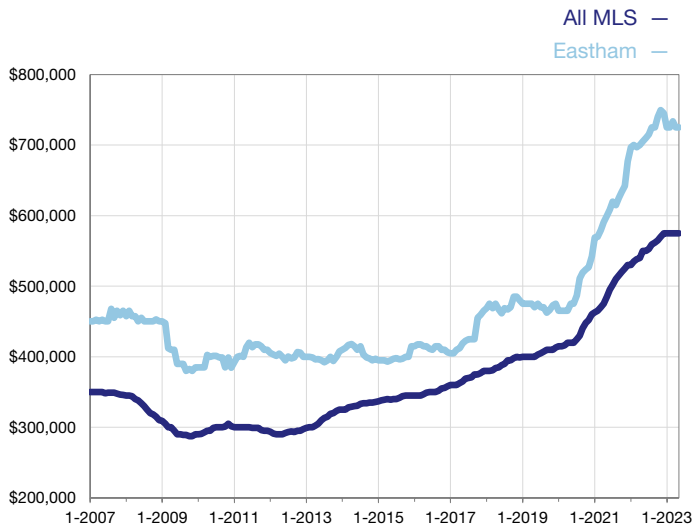
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	10	7	- 30.0%
Closed Sales	1	2	+ 100.0%	9	8	- 11.1%
Median Sales Price*	\$345,000	\$249,000	- 27.8%	\$549,400	\$274,500	- 50.0%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	4.7	9.0	+ 91.5%	--	--	--
Cumulative Days on Market Until Sale	8	31	+ 287.5%	72	164	+ 127.8%
Percent of Original List Price Received*	106.2%	109.8%	+ 3.4%	107.1%	103.3%	- 3.5%
New Listings	3	0	- 100.0%	4	3	- 25.0%

* 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

