

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	13	+ 18.2%	46	58	+ 26.1%
Closed Sales	7	13	+ 85.7%	50	57	+ 14.0%
Median Sales Price*	\$711,000	\$920,000	+ 29.4%	\$800,000	\$759,000	- 5.1%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	6	27	+ 350.0%	20	45	+ 125.0%
Percent of Original List Price Received*	110.9%	98.2%	- 11.5%	103.2%	97.2%	- 5.8%
New Listings	18	9	- 50.0%	65	64	- 1.5%

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

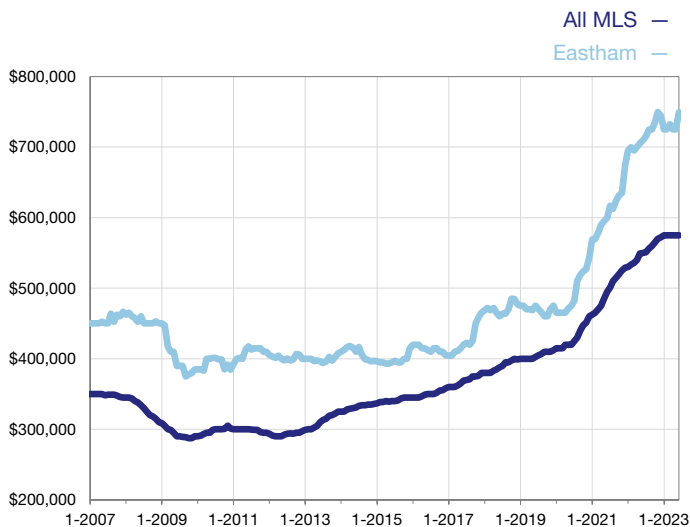
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	12	8	- 33.3%
Closed Sales	2	1	- 50.0%	11	9	- 18.2%
Median Sales Price*	\$414,500	\$540,000	+ 30.3%	\$539,900	\$289,000	- 46.5%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	5.5	9.0	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	10	2	- 80.0%	60	146	+ 143.3%
Percent of Original List Price Received*	117.4%	101.9%	- 13.2%	108.9%	103.1%	- 5.3%
New Listings	4	0	- 100.0%	8	3	- 62.5%

* 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

