

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	6	- 62.5%	62	62	0.0%
Closed Sales	11	11	0.0%	61	68	+ 11.5%
Median Sales Price*	\$690,000	\$693,000	+ 0.4%	\$750,000	\$752,500	+ 0.3%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	45	29	- 35.6%	25	42	+ 68.0%
Percent of Original List Price Received*	98.5%	102.5%	+ 4.1%	102.3%	98.1%	- 4.1%
New Listings	14	11	- 21.4%	79	75	- 5.1%

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

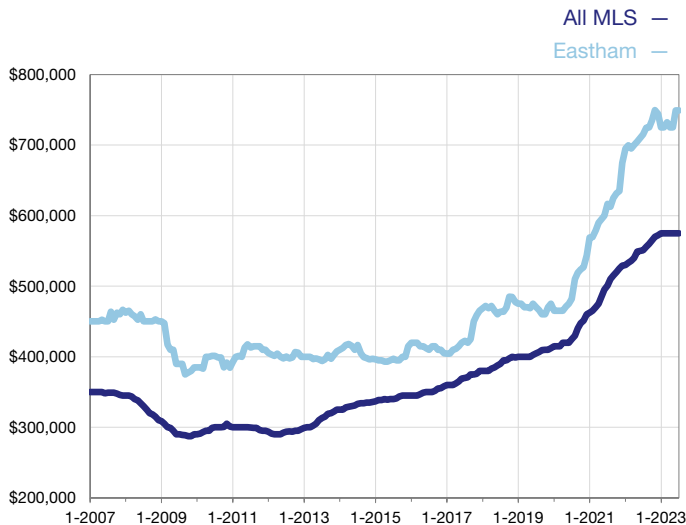
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	13	9	- 30.8%
Closed Sales	2	2	0.0%	13	11	- 15.4%
Median Sales Price*	\$568,000	\$739,950	+ 30.3%	\$539,900	\$465,000	- 13.9%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	5.9	8.3	+ 40.7%	--	--	--
Cumulative Days on Market Until Sale	16	676	+ 4,125.0%	53	242	+ 356.6%
Percent of Original List Price Received*	103.2%	126.6%	+ 22.7%	108.1%	107.4%	- 0.6%
New Listings	0	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

