

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	72	73	+ 1.4%
Closed Sales	10	4	- 60.0%	71	72	+ 1.4%
Median Sales Price*	\$713,000	\$1,037,500	+ 45.5%	\$750,000	\$757,000	+ 0.9%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	27	+ 80.0%	24	41	+ 70.8%
Percent of Original List Price Received*	101.3%	93.5%	- 7.7%	102.2%	97.8%	- 4.3%
New Listings	10	10	0.0%	89	84	- 5.6%

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

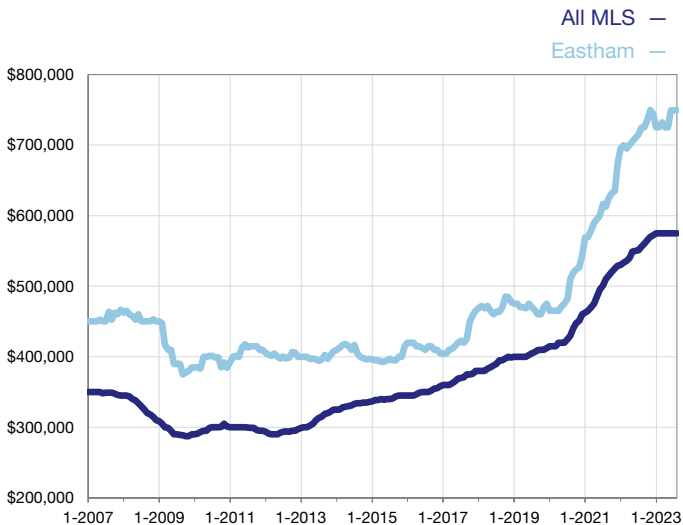
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	14	10	- 28.6%
Closed Sales	3	2	- 33.3%	16	13	- 18.8%
Median Sales Price*	\$599,900	\$734,950	+ 22.5%	\$544,650	\$540,000	- 0.9%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	5.9	3.5	- 40.7%	--	--	--
Cumulative Days on Market Until Sale	90	0	- 100.0%	60	242	+ 303.3%
Percent of Original List Price Received*	102.2%	129.0%	+ 26.2%	107.0%	110.7%	+ 3.5%
New Listings	1	0	- 100.0%	9	3	- 66.7%

* 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

