

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	79	80	+ 1.3%
Closed Sales	15	9	- 40.0%	86	81	- 5.8%
Median Sales Price*	\$745,000	\$950,000	+ 27.5%	\$747,500	\$765,000	+ 2.3%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	22	29	+ 31.8%	23	40	+ 73.9%
Percent of Original List Price Received*	99.8%	102.2%	+ 2.4%	101.8%	98.3%	- 3.4%
New Listings	16	6	- 62.5%	105	91	- 13.3%

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

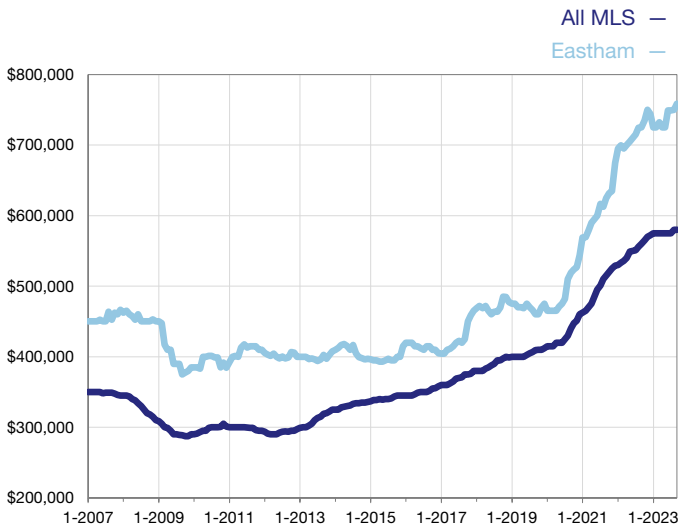
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	16	11	- 31.3%
Closed Sales	1	0	- 100.0%	17	13	- 23.5%
Median Sales Price*	\$649,000	\$0	- 100.0%	\$549,400	\$540,000	- 1.7%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	7.1	3.0	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	41	0	- 100.0%	59	242	+ 310.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	106.5%	110.7%	+ 3.9%
New Listings	4	1	- 75.0%	13	4	- 69.2%

* 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

