

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	86	86	0.0%
Closed Sales	8	8	0.0%	94	89	- 5.3%
Median Sales Price*	\$785,000	\$825,000	+ 5.1%	\$747,500	\$770,000	+ 3.0%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	3.2	2.2	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	29	59	+ 103.4%	24	41	+ 70.8%
Percent of Original List Price Received*	97.8%	93.5%	- 4.4%	101.5%	97.9%	- 3.5%
New Listings	12	12	0.0%	117	104	- 11.1%

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

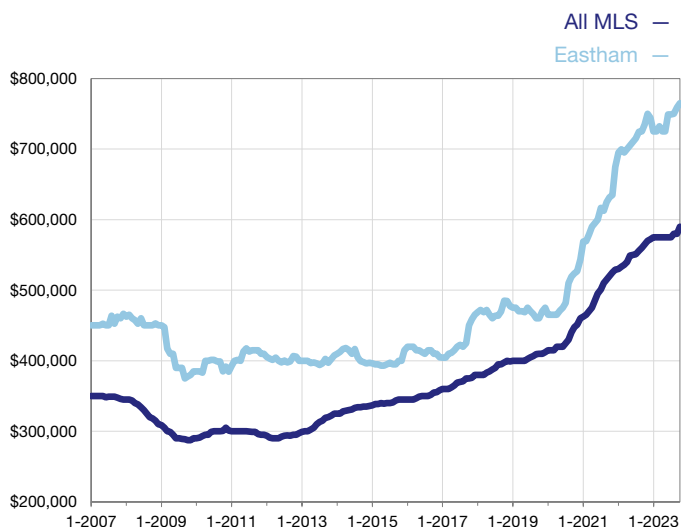
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	16	14	- 12.5%
Closed Sales	2	1	- 50.0%	19	14	- 26.3%
Median Sales Price*	\$305,000	\$238,000	- 22.0%	\$539,900	\$502,500	- 6.9%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	10.7	6.0	- 43.9%	--	--	--
Cumulative Days on Market Until Sale	8	6	- 25.0%	54	223	+ 313.0%
Percent of Original List Price Received*	98.5%	119.6%	+ 21.4%	105.7%	111.3%	+ 5.3%
New Listings	7	8	+ 14.3%	20	12	- 40.0%

* 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

