

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	97	92	- 5.2%
Closed Sales	7	7	0.0%	101	96	- 5.0%
Median Sales Price*	\$750,000	\$880,000	+ 17.3%	\$750,000	\$778,750	+ 3.8%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	14	27	+ 92.9%	23	40	+ 73.9%
Percent of Original List Price Received*	100.7%	102.1%	+ 1.4%	101.4%	98.2%	- 3.2%
New Listings	10	9	- 10.0%	127	109	- 14.2%

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

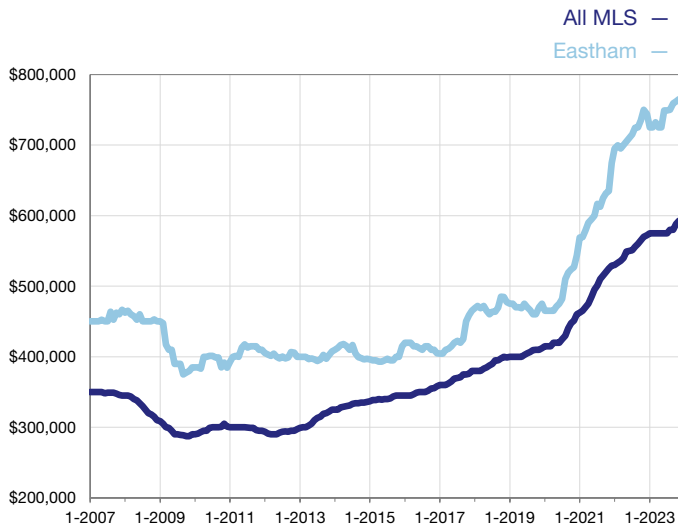
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	16	16	0.0%
Closed Sales	0	4	--	19	18	- 5.3%
Median Sales Price*	\$0	\$605,450	--	\$539,900	\$510,500	- 5.4%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	11.3	7.1	- 37.2%	--	--	--
Cumulative Days on Market Until Sale	0	8	--	54	192	+ 255.6%
Percent of Original List Price Received*	0.0%	111.5%	--	105.7%	111.4%	+ 5.4%
New Listings	1	2	+ 100.0%	21	15	- 28.6%

* 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

