

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	7	- 36.4%	108	99	- 8.3%
Closed Sales	7	7	0.0%	108	103	- 4.6%
Median Sales Price*	\$725,000	<b>\$663,000</b>	- 8.6%	\$744,000	<b>\$778,500</b>	+ 4.6%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	44	35	- 20.5%	24	40	+ 66.7%
Percent of Original List Price Received*	94.5%	93.9%	- 0.6%	101.0%	97.9%	- 3.1%
New Listings	7	4	- 42.9%	134	113	- 15.7%

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

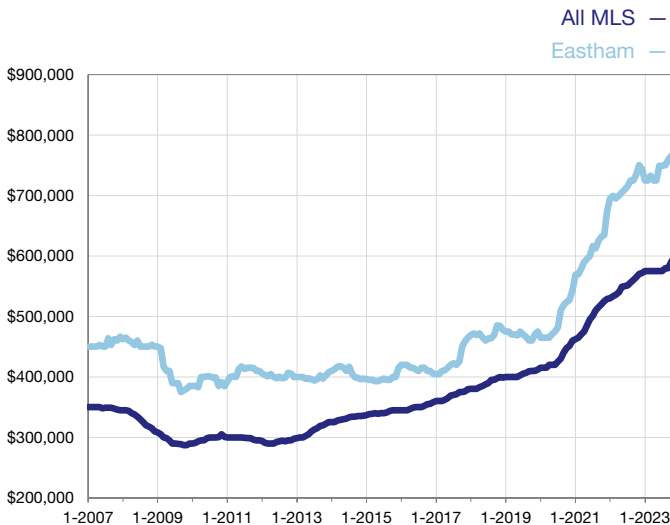
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	8	+ 700.0%	17	23	+ 35.3%
Closed Sales	0	3	--	19	21	+ 10.5%
Median Sales Price*	\$0	<b>\$487,000</b>	--	\$539,900	<b>\$487,000</b>	- 9.8%
Inventory of Homes for Sale	20	3	- 85.0%	--	--	--
Months Supply of Inventory	11.8	1.4	- 88.1%	--	--	--
Cumulative Days on Market Until Sale	0	24	--	54	162	+ 200.0%
Percent of Original List Price Received*	0.0%	98.5%	--	105.7%	109.5%	+ 3.6%
New Listings	1	0	- 100.0%	22	15	- 31.8%

\* 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

