

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	7	7	0.0%
Closed Sales	15	5	- 66.7%	15	5	- 66.7%
Median Sales Price*	\$575,000	\$812,000	+ 41.2%	\$575,000	\$812,000	+ 41.2%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	40	16	- 60.0%	40	16	- 60.0%
Percent of Original List Price Received*	93.8%	99.4%	+ 6.0%	93.8%	99.4%	+ 6.0%
New Listings	2	5	+ 150.0%	2	5	+ 150.0%

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

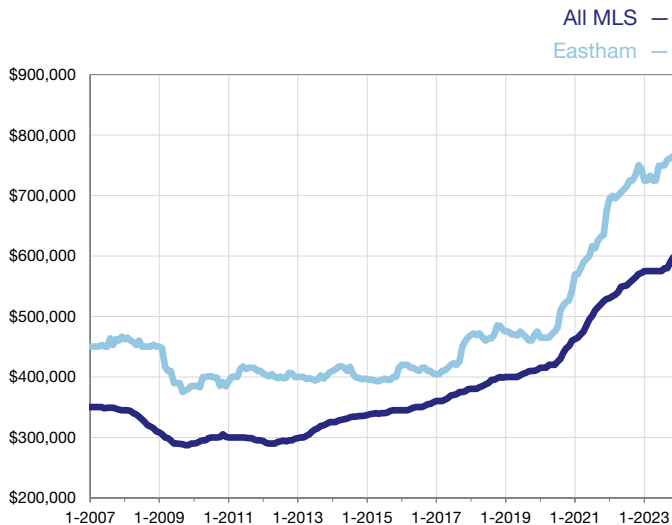
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$489,450	\$0	- 100.0%	\$489,450	\$0	- 100.0%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	11.2	2.7	- 75.9%	--	--	--
Cumulative Days on Market Until Sale	287	0	- 100.0%	287	0	- 100.0%
Percent of Original List Price Received*	107.5%	0.0%	- 100.0%	107.5%	0.0%	- 100.0%
New Listings	0	3	--	0	3	--

* 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

