

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	7	- 12.5%	15	14	- 6.7%
Closed Sales	5	6	+ 20.0%	20	11	- 45.0%
Median Sales Price*	\$710,000	\$1,000,000	+ 40.8%	\$581,250	\$900,000	+ 54.8%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	37	59	+ 59.5%	39	39	0.0%
Percent of Original List Price Received*	101.7%	92.5%	- 9.0%	95.8%	95.6%	- 0.2%
New Listings	7	7	0.0%	9	12	+ 33.3%

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

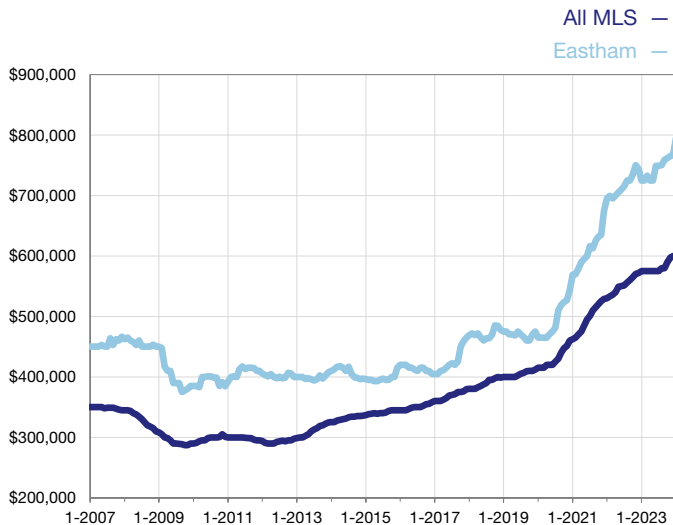
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	6	+ 500.0%	3	6	+ 100.0%
Median Sales Price*	\$223,000	\$340,000	+ 52.5%	\$289,000	\$340,000	+ 17.6%
Inventory of Homes for Sale	20	6	- 70.0%	--	--	--
Months Supply of Inventory	11.3	2.7	- 76.1%	--	--	--
Cumulative Days on Market Until Sale	80	45	- 43.8%	218	45	- 79.4%
Percent of Original List Price Received*	89.2%	93.3%	+ 4.6%	101.4%	93.3%	- 8.0%
New Listings	1	0	- 100.0%	1	3	+ 200.0%

* 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

