

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	8	- 11.1%	24	21	- 12.5%
Closed Sales	9	8	- 11.1%	29	19	- 34.5%
Median Sales Price*	\$780,000	<b>\$730,000</b>	- 6.4%	\$695,000	<b>\$812,000</b>	+ 16.8%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	63	77	+ 22.2%	47	55	+ 17.0%
Percent of Original List Price Received*	96.2%	<b>93.5%</b>	- 2.8%	95.9%	<b>94.7%</b>	- 1.3%
New Listings	14	13	- 7.1%	23	25	+ 8.7%

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

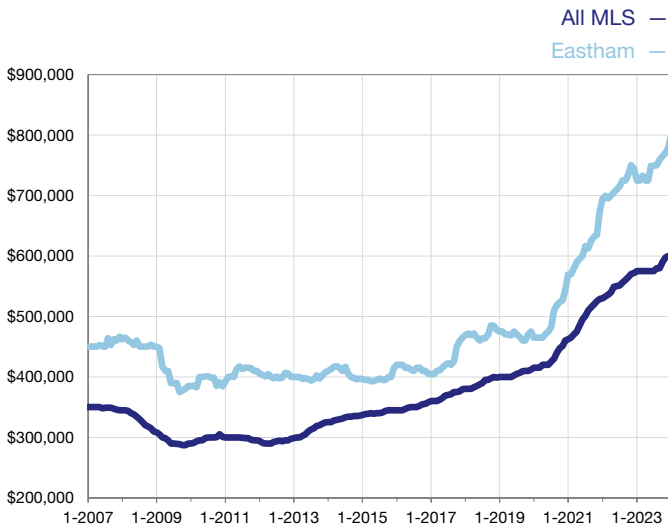
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	4	6	+ 50.0%
Median Sales Price*	\$465,000	<b>\$0</b>	- 100.0%	\$377,000	<b>\$340,000</b>	- 9.8%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	8.5	2.0	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	13	0	- 100.0%	167	45	- 73.1%
Percent of Original List Price Received*	99.0%	<b>0.0%</b>	- 100.0%	100.8%	<b>93.3%</b>	- 7.4%
New Listings	0	2	--	1	5	+ 400.0%

\* 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

