

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	12	+ 71.4%	31	33	+ 6.5%
Closed Sales	7	9	+ 28.6%	36	28	- 22.2%
Median Sales Price*	\$765,000	<b>\$665,000</b>	- 13.1%	\$719,250	<b>\$773,500</b>	+ 7.5%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	37	+ 8.8%	44	49	+ 11.4%
Percent of Original List Price Received*	99.5%	98.7%	- 0.8%	96.6%	96.0%	- 0.6%
New Listings	11	13	+ 18.2%	34	38	+ 11.8%

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

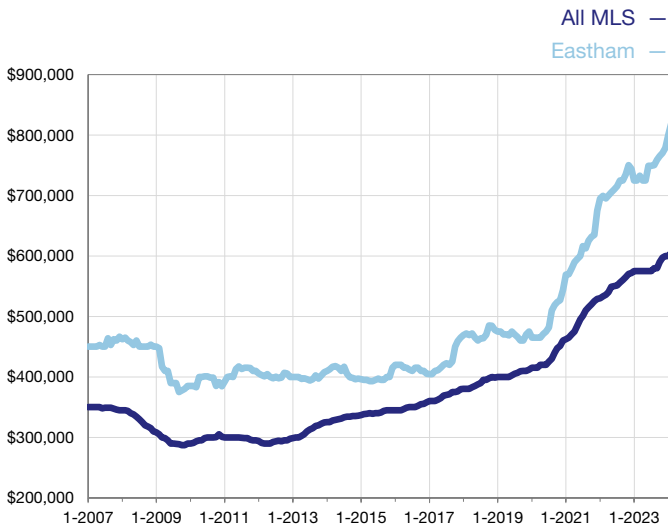
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	0	- 100.0%	6	1	- 83.3%
Closed Sales	2	1	- 50.0%	6	7	+ 16.7%
Median Sales Price*	\$439,950	<b>\$250,000</b>	- 43.2%	\$377,000	<b>\$340,000</b>	- 9.8%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	9.6	2.0	- 79.2%	--	--	--
Cumulative Days on Market Until Sale	292	7	- 97.6%	208	40	- 80.8%
Percent of Original List Price Received*	101.7%	125.6%	+ 23.5%	101.1%	97.9%	- 3.2%
New Listings	2	2	0.0%	3	6	+ 100.0%

\* 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

