

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	6	- 57.1%	45	38	- 15.6%
Closed Sales	8	10	+ 25.0%	44	38	- 13.6%
Median Sales Price*	\$909,000	<b>\$812,750</b>	- 10.6%	\$750,000	<b>\$804,500</b>	+ 7.3%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	74	44	- 40.5%	50	48	- 4.0%
Percent of Original List Price Received*	98.4%	<b>102.2%</b>	+ 3.9%	96.9%	<b>97.7%</b>	+ 0.8%
New Listings	20	8	- 60.0%	54	47	- 13.0%

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

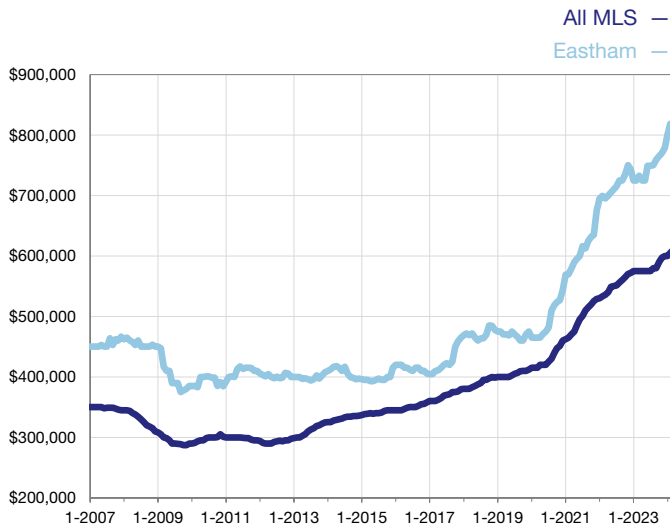
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	7	1	- 85.7%
Closed Sales	2	0	- 100.0%	8	7	- 12.5%
Median Sales Price*	\$249,000	<b>\$0</b>	- 100.0%	\$274,500	<b>\$340,000</b>	+ 23.9%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	9.6	3.3	- 65.6%	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	164	40	- 75.6%
Percent of Original List Price Received*	109.8%	<b>0.0%</b>	- 100.0%	103.3%	<b>97.9%</b>	- 5.2%
New Listings	0	4	--	3	10	+ 233.3%

\* 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

