

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	14	+ 27.3%	56	51	- 8.9%
Closed Sales	13	3	- 76.9%	57	41	- 28.1%
Median Sales Price*	\$920,000	\$640,000	- 30.4%	\$759,000	\$774,000	+ 2.0%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	27	18	- 33.3%	45	46	+ 2.2%
Percent of Original List Price Received*	98.2%	101.6%	+ 3.5%	97.2%	98.0%	+ 0.8%
New Listings	9	13	+ 44.4%	63	58	- 7.9%

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

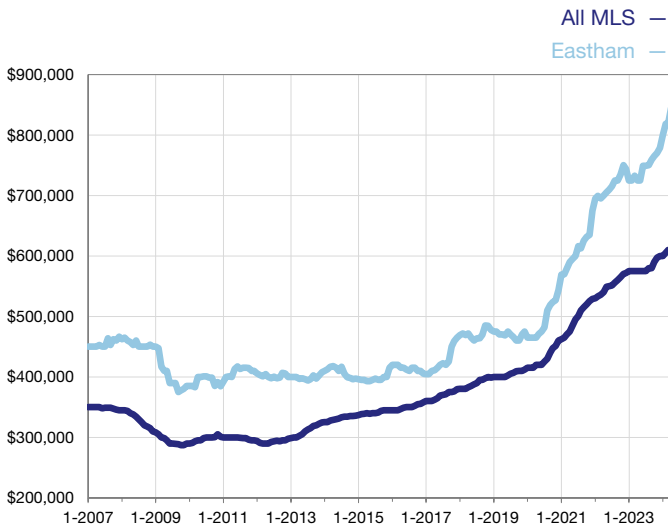
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	8	1	- 87.5%
Closed Sales	1	0	- 100.0%	9	7	- 22.2%
Median Sales Price*	\$540,000	\$0	- 100.0%	\$289,000	\$340,000	+ 17.6%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	9.7	3.5	- 63.9%	--	--	--
Cumulative Days on Market Until Sale	2	0	- 100.0%	146	40	- 72.6%
Percent of Original List Price Received*	101.9%	0.0%	- 100.0%	103.1%	97.9%	- 5.0%
New Listings	0	1	--	3	11	+ 266.7%

* 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

