

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	4	- 20.0%	61	55	- 9.8%
Closed Sales	11	10	- 9.1%	68	51	- 25.0%
Median Sales Price*	\$693,000	\$809,450	+ 16.8%	\$752,500	\$774,000	+ 2.9%
Inventory of Homes for Sale	22	24	+ 9.1%	--	--	--
Months Supply of Inventory	2.5	3.2	+ 28.0%	--	--	--
Cumulative Days on Market Until Sale	29	43	+ 48.3%	42	45	+ 7.1%
Percent of Original List Price Received*	102.5%	95.4%	- 6.9%	98.1%	97.5%	- 0.6%
New Listings	11	13	+ 18.2%	74	71	- 4.1%

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

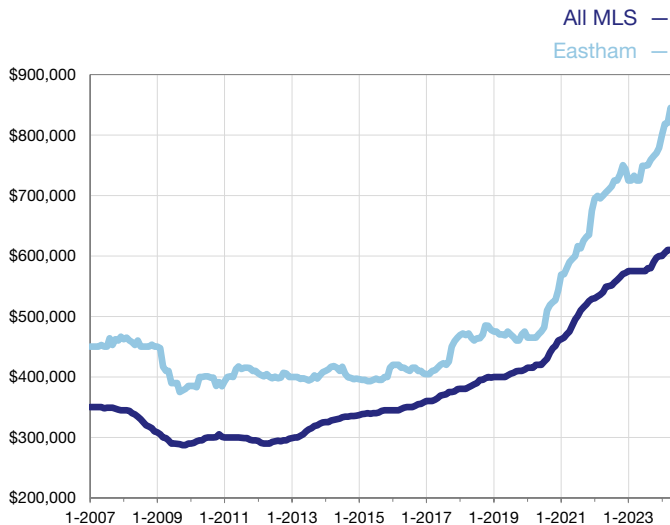
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	9	1	- 88.9%
Closed Sales	2	0	- 100.0%	11	7	- 36.4%
Median Sales Price*	\$739,950	\$0	- 100.0%	\$465,000	\$340,000	- 26.9%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	9.0	2.8	- 68.9%	--	--	--
Cumulative Days on Market Until Sale	676	0	- 100.0%	242	40	- 83.5%
Percent of Original List Price Received*	126.6%	0.0%	- 100.0%	107.4%	97.9%	- 8.8%
New Listings	0	0	--	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

