

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	11	+ 57.1%	86	84	- 2.3%
Closed Sales	8	9	+ 12.5%	89	82	- 7.9%
Median Sales Price*	\$825,000	\$880,000	+ 6.7%	\$770,000	\$806,000	+ 4.7%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--
Cumulative Days on Market Until Sale	59	32	- 45.8%	41	42	+ 2.4%
Percent of Original List Price Received*	93.5%	96.6%	+ 3.3%	97.9%	97.2%	- 0.7%
New Listings	8	10	+ 25.0%	100	107	+ 7.0%

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

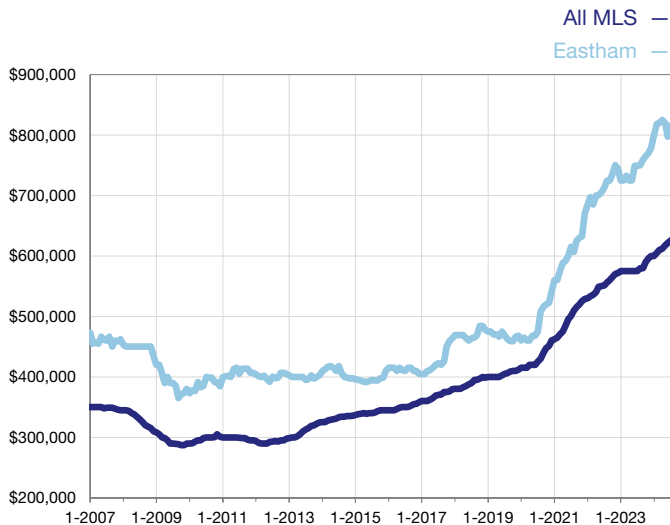
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	1	- 66.7%	14	3	- 78.6%
Closed Sales	1	0	- 100.0%	14	7	- 50.0%
Median Sales Price*	\$238,000	\$0	- 100.0%	\$502,500	\$340,000	- 32.3%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	7.3	3.8	- 47.9%	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	218	40	- 81.7%
Percent of Original List Price Received*	119.6%	0.0%	- 100.0%	111.3%	97.9%	- 12.0%
New Listings	9	1	- 88.9%	13	15	+ 15.4%

* 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

