

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

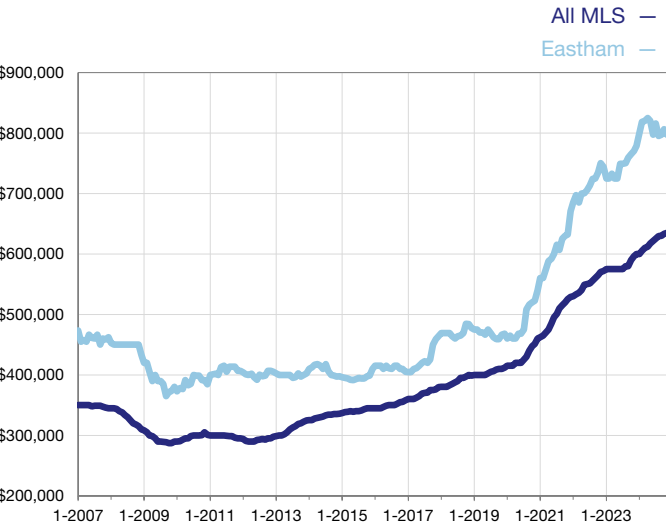
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	92	94	+ 2.2%
Closed Sales	7	8	+ 14.3%	96	90	- 6.3%
Median Sales Price*	\$880,000	\$897,500	+ 2.0%	\$778,750	\$816,000	+ 4.8%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	40	41	+ 2.5%
Percent of Original List Price Received*	102.1%	95.8%	- 6.2%	98.2%	97.1%	- 1.1%
New Listings	9	8	- 11.1%	109	115	+ 5.5%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	15	4	- 73.3%
Closed Sales	4	2	- 50.0%	18	9	- 50.0%
Median Sales Price*	\$605,450	\$290,000	- 52.1%	\$510,500	\$340,000	- 33.4%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	8.3	4.2	- 49.4%	--	--	--
Cumulative Days on Market Until Sale	8	41	+ 412.5%	188	40	- 78.7%
Percent of Original List Price Received*	111.5%	97.5%	- 12.6%	111.4%	97.8%	- 12.2%
New Listings	2	2	0.0%	15	17	+ 13.3%

* 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

