

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

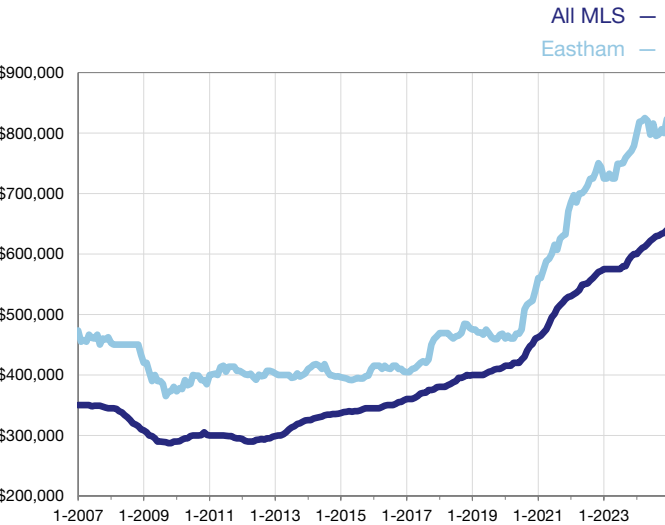
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	97	102	+ 5.2%
Closed Sales	7	8	+ 14.3%	103	98	- 4.9%
Median Sales Price*	\$663,000	\$885,000	+ 33.5%	\$778,500	\$823,000	+ 5.7%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	36	62	+ 72.2%	40	43	+ 7.5%
Percent of Original List Price Received*	93.9%	94.9%	+ 1.1%	97.9%	96.9%	- 1.0%
New Listings	3	4	+ 33.3%	112	119	+ 6.3%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	0	- 100.0%	23	3	- 87.0%
Closed Sales	3	0	- 100.0%	21	9	- 57.1%
Median Sales Price*	\$487,000	\$0	- 100.0%	\$487,000	\$340,000	- 30.2%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	9.0	+ 542.9%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	159	40	- 74.8%
Percent of Original List Price Received*	98.5%	0.0%	- 100.0%	109.5%	97.8%	- 10.7%
New Listings	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

