

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

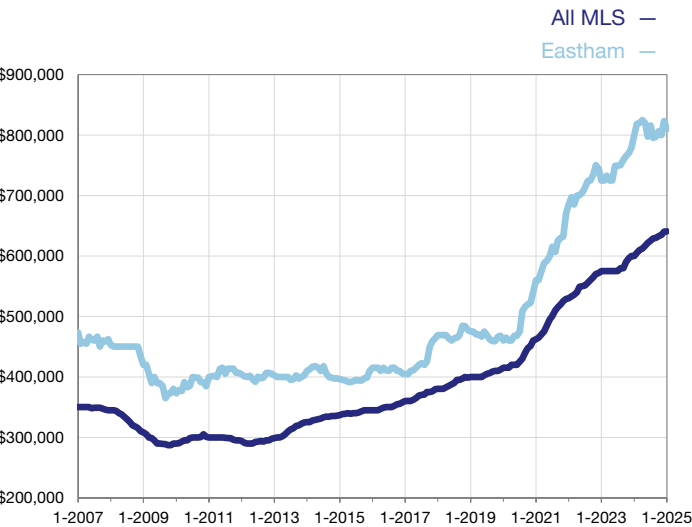
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	7	7	0.0%
Closed Sales	5	11	+ 120.0%	5	11	+ 120.0%
Median Sales Price*	\$812,000	\$750,000	- 7.6%	\$812,000	\$750,000	- 7.6%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	16	68	+ 325.0%	16	68	+ 325.0%
Percent of Original List Price Received*	99.4%	96.3%	- 3.1%	99.4%	96.3%	- 3.1%
New Listings	5	4	- 20.0%	5	4	- 20.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	0	2	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$575,000	--	\$0	\$575,000	--
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	8.3	4.0	- 51.8%	--	--	--
Cumulative Days on Market Until Sale	0	7	--	0	7	--
Percent of Original List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
New Listings	3	0	- 100.0%	3	0	- 100.0%

* 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

