

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

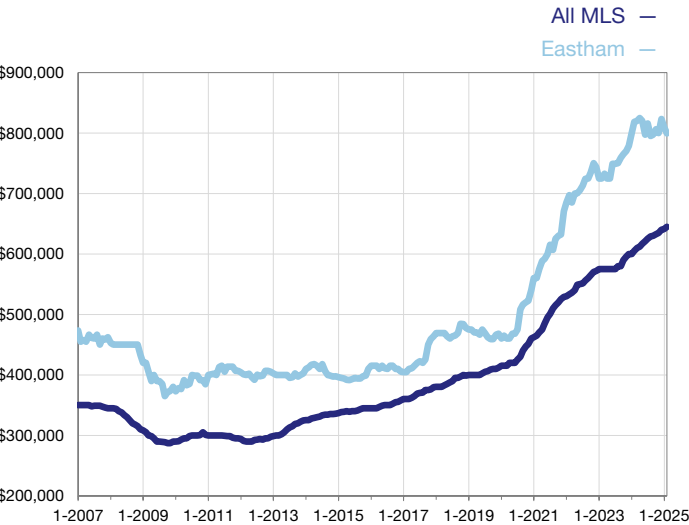
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	5	- 16.7%	13	12	- 7.7%
Closed Sales	6	6	0.0%	11	17	+ 54.5%
Median Sales Price*	\$1,000,000	\$817,500	- 18.3%	\$900,000	\$750,000	- 16.7%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	59	71	+ 20.3%	39	69	+ 76.9%
Percent of Original List Price Received*	92.5%	94.8%	+ 2.5%	95.6%	95.8%	+ 0.2%
New Listings	7	7	0.0%	12	11	- 8.3%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	2	--
Closed Sales	6	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$340,000	\$0	- 100.0%	\$340,000	\$575,000	+ 69.1%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	2.7	7.2	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	45	0	- 100.0%	45	7	- 84.4%
Percent of Original List Price Received*	93.3%	0.0%	- 100.0%	93.3%	100.0%	+ 7.2%
New Listings	0	1	--	3	1	- 66.7%

* 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

