

# Eastham

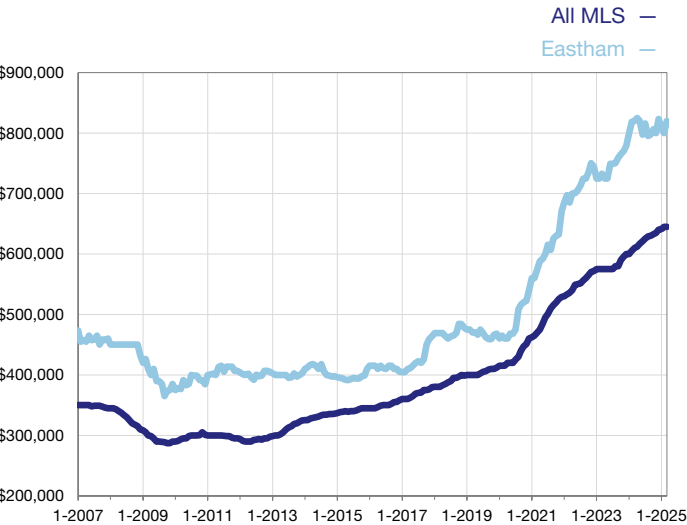
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	21	22	+ 4.8%
Closed Sales	8	3	- 62.5%	19	21	+ 10.5%
Median Sales Price*	\$730,000	\$2,200,000	+ 201.4%	\$812,000	\$775,000	- 4.6%
Inventory of Homes for Sale	17	19	+ 11.8%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	77	42	- 45.5%	55	69	+ 25.5%
Percent of Original List Price Received*	93.5%	95.3%	+ 1.9%	94.7%	95.2%	+ 0.5%
New Listings	13	15	+ 15.4%	25	26	+ 4.0%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	1	3	+ 200.0%
Closed Sales	0	0	--	6	1	- 83.3%
Median Sales Price*	\$0	\$0	--	\$340,000	\$575,000	+ 69.1%
Inventory of Homes for Sale	3	15	+ 400.0%	--	--	--
Months Supply of Inventory	1.5	12.0	+ 700.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	45	7	- 84.4%
Percent of Original List Price Received*	0.0%	0.0%	--	93.3%	100.0%	+ 7.2%
New Listings	1	6	+ 500.0%	4	7	+ 75.0%

\* 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

