

# Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	9	- 10.0%	31	29	- 6.5%
Closed Sales	9	5	- 44.4%	28	26	- 7.1%
Median Sales Price*	\$665,000	<b>\$1,335,000</b>	+ 100.8%	\$773,500	<b>\$812,500</b>	+ 5.0%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	37	84	+ 127.0%	49	72	+ 46.9%
Percent of Original List Price Received*	98.7%	89.8%	- 9.0%	96.0%	94.1%	- 2.0%
New Listings	13	9	- 30.8%	38	33	- 13.2%

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

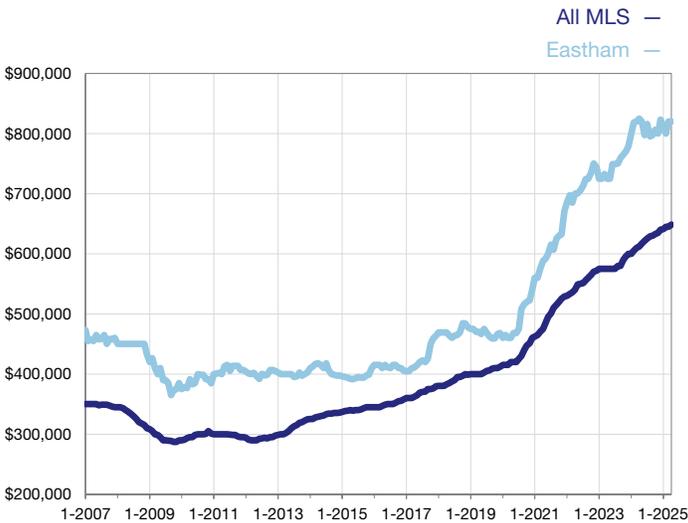
### Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	1	4	+ 300.0%
Closed Sales	1	2	+ 100.0%	7	3	- 57.1%
Median Sales Price*	\$250,000	<b>\$546,250</b>	+ 118.5%	\$340,000	<b>\$575,000</b>	+ 69.1%
Inventory of Homes for Sale	5	18	+ 260.0%	--	--	--
Months Supply of Inventory	2.5	15.0	+ 500.0%	--	--	--
Cumulative Days on Market Until Sale	7	89	+ 1,171.4%	40	61	+ 52.5%
Percent of Original List Price Received*	125.6%	91.5%	- 27.1%	97.9%	94.3%	- 3.7%
New Listings	2	4	+ 100.0%	6	11	+ 83.3%

\* 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

