

# Eastham

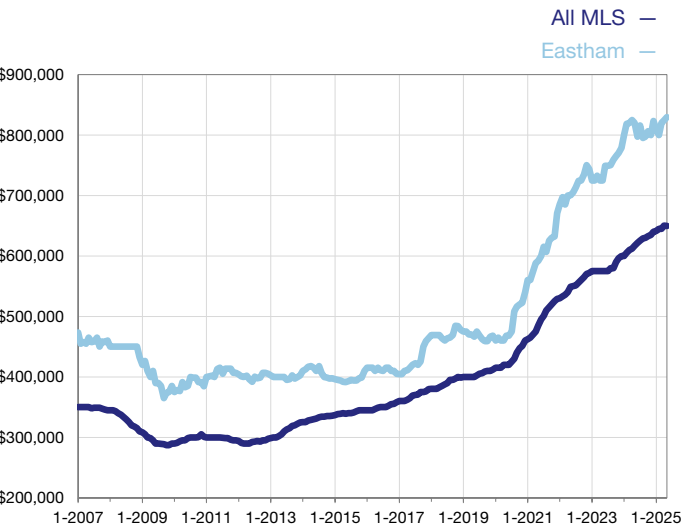
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	37	37	0.0%
Closed Sales	10	9	- 10.0%	38	35	- 7.9%
Median Sales Price*	\$812,750	\$856,000	+ 5.3%	\$804,500	\$825,000	+ 2.5%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--
Months Supply of Inventory	2.7	3.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	44	30	- 31.8%	48	61	+ 27.1%
Percent of Original List Price Received*	102.2%	96.6%	- 5.5%	97.7%	94.8%	- 3.0%
New Listings	7	20	+ 185.7%	45	54	+ 20.0%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	4	--	1	7	+ 600.0%
Closed Sales	0	0	--	7	3	- 57.1%
Median Sales Price*	\$0	\$0	--	\$340,000	\$575,000	+ 69.1%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	3.8	8.3	+ 118.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	40	61	+ 52.5%
Percent of Original List Price Received*	0.0%	0.0%	--	97.9%	94.3%	- 3.7%
New Listings	4	0	- 100.0%	10	11	+ 10.0%

\* 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

