

Eastham

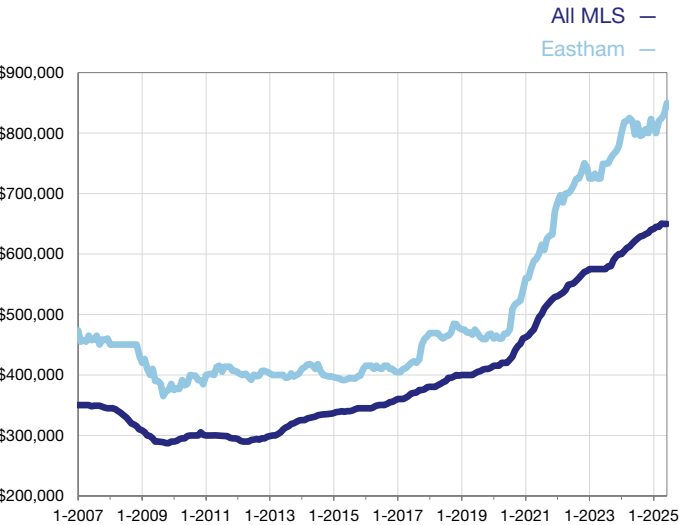
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	12	- 14.3%	51	48	- 5.9%
Closed Sales	3	11	+ 266.7%	41	46	+ 12.2%
Median Sales Price*	\$640,000	\$835,000	+ 30.5%	\$774,000	\$827,500	+ 6.9%
Inventory of Homes for Sale	17	30	+ 76.5%	--	--	--
Months Supply of Inventory	2.2	3.7	+ 68.2%	--	--	--
Cumulative Days on Market Until Sale	18	35	+ 94.4%	46	55	+ 19.6%
Percent of Original List Price Received*	101.6%	98.2%	- 3.3%	98.0%	95.6%	- 2.4%
New Listings	13	12	- 7.7%	58	66	+ 13.8%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	1	9	+ 800.0%
Closed Sales	0	4	--	7	7	0.0%
Median Sales Price*	\$0	\$689,950	--	\$340,000	\$644,000	+ 89.4%
Inventory of Homes for Sale	8	19	+ 137.5%	--	--	--
Months Supply of Inventory	3.5	10.4	+ 197.1%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	40	43	+ 7.5%
Percent of Original List Price Received*	0.0%	96.2%	--	97.9%	95.4%	- 2.6%
New Listings	1	6	+ 500.0%	11	21	+ 90.9%

* 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

