

Eastham

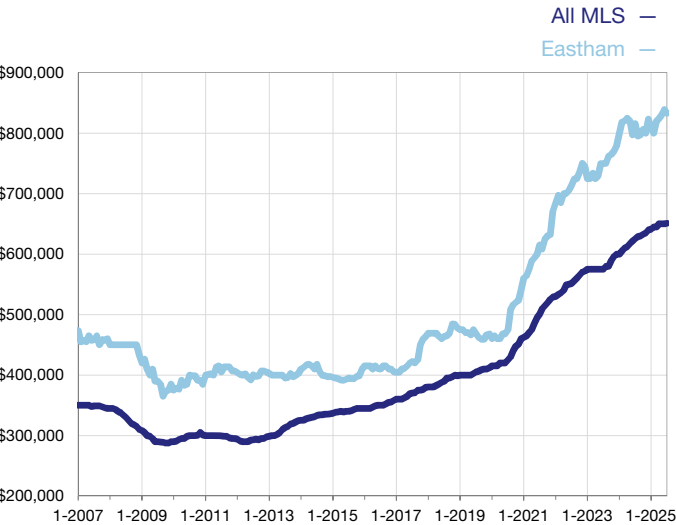
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	55	54	- 1.8%
Closed Sales	10	5	- 50.0%	51	51	0.0%
Median Sales Price*	\$809,450	\$751,000	- 7.2%	\$774,000	\$820,000	+ 5.9%
Inventory of Homes for Sale	25	41	+ 64.0%	--	--	--
Months Supply of Inventory	3.3	5.0	+ 51.5%	--	--	--
Cumulative Days on Market Until Sale	43	50	+ 16.3%	45	55	+ 22.2%
Percent of Original List Price Received*	95.4%	97.7%	+ 2.4%	97.5%	95.8%	- 1.7%
New Listings	13	17	+ 30.8%	71	84	+ 18.3%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	2	--	1	10	+ 900.0%
Closed Sales	0	1	--	7	8	+ 14.3%
Median Sales Price*	\$0	\$715,000	--	\$340,000	\$662,000	+ 94.7%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	2.8	9.9	+ 253.6%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	40	43	+ 7.5%
Percent of Original List Price Received*	0.0%	95.5%	--	97.9%	95.4%	- 2.6%
New Listings	0	4	--	11	27	+ 145.5%

* 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

