

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 6 | 2 | - 66.7% | 100 | 105 | + 5.0% |
| Closed Sales | 8 | 8 | 0.0% | 98 | 108 | + 10.2% |
| Median Sales Price* | \$885,000 | \$800,500 | - 9.5% | \$823,000 | \$805,000 | - 2.2% |
| Inventory of Homes for Sale | 20 | 22 | + 10.0% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 2.5 | + 4.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 62 | 66 | + 6.5% | 43 | 60 | + 39.5% |
| Percent of Original List Price Received* | 94.9% | 92.6% | - 2.4% | 96.9% | 95.5% | - 1.4% |
| New Listings | 4 | 2 | - 50.0% | 118 | 134 | + 13.6% |

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

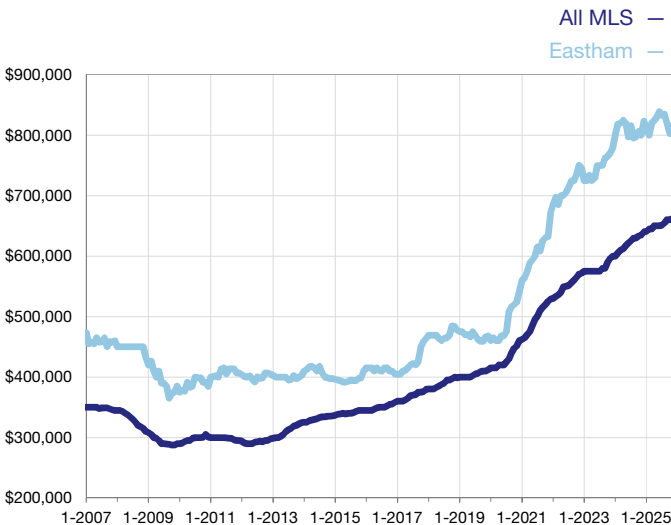
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|----------|------|---------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 0 | -- | 3 | 17 | + 466.7% |
| Closed Sales | 0 | 0 | -- | 9 | 16 | + 77.8% |
| Median Sales Price* | \$0 | \$0 | -- | \$340,000 | \$689,950 | + 102.9% |
| Inventory of Homes for Sale | 11 | 6 | - 45.5% | -- | -- | -- |
| Months Supply of Inventory | 11.0 | 3.2 | - 70.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 40 | 95 | + 137.5% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 97.8% | 96.9% | - 0.9% |
| New Listings | 0 | 1 | -- | 17 | 32 | + 88.2% |

* 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

