

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Eastham

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	2	- 33.3%	10	6	- 40.0%
Closed Sales	7	2	- 71.4%	18	10	- 44.4%
Median Sales Price*	\$885,000	<b>\$891,750</b>	+ 0.8%	\$762,500	<b>\$1,012,500</b>	+ 32.8%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	81	115	+ 42.0%	73	99	+ 35.6%
Percent of Original List Price Received*	93.3%	94.1%	+ 0.9%	95.1%	90.9%	- 4.4%
New Listings	7	2	- 71.4%	11	7	- 36.4%

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

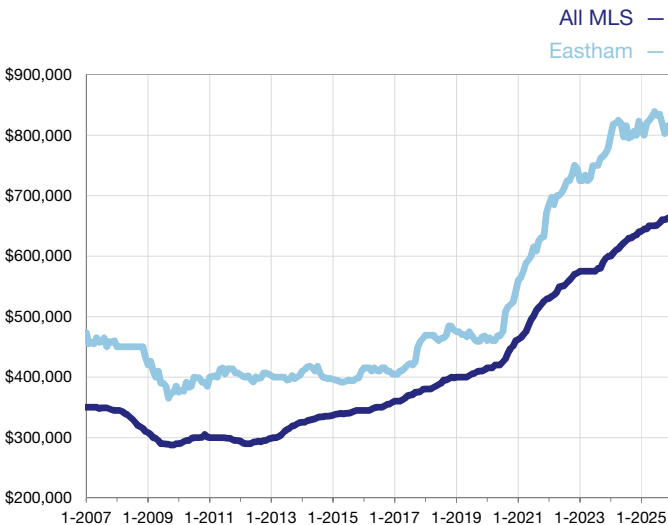
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$575,000	<b>\$401,500</b>	- 30.2%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	8.0	1.1	- 86.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	7	290	+ 4,042.9%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	91.4%	- 8.6%
New Listings	1	0	- 100.0%	1	1	0.0%

\* 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

