

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	11	+ 37.5%	18	17	- 5.6%
Closed Sales	3	5	+ 66.7%	21	15	- 28.6%
Median Sales Price*	\$2,200,000	\$789,000	- 64.1%	\$775,000	\$827,000	+ 6.7%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.6	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	42	58	+ 38.1%	69	85	+ 23.2%
Percent of Original List Price Received*	95.3%	95.5%	+ 0.2%	95.2%	92.4%	- 2.9%
New Listings	15	10	- 33.3%	26	17	- 34.6%

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

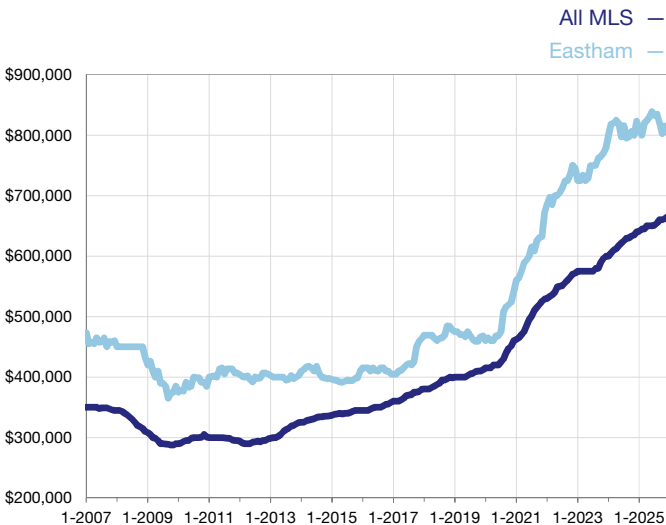
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$575,000	\$401,500	- 30.2%
Inventory of Homes for Sale	19	4	- 78.9%	--	--	--
Months Supply of Inventory	15.2	2.1	- 86.2%	--	--	--
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	10	2	- 80.0%	11	3	- 72.7%

* 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

