

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	8	- 11.1%	27	22	- 18.5%
Closed Sales	5	5	0.0%	26	20	- 23.1%
Median Sales Price*	\$1,335,000	\$690,000	- 48.3%	\$812,500	\$804,500	- 1.0%
Inventory of Homes for Sale	20	28	+ 40.0%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--
Cumulative Days on Market Until Sale	84	153	+ 82.1%	72	102	+ 41.7%
Percent of Original List Price Received*	89.8%	95.4%	+ 6.2%	94.1%	93.2%	- 1.0%
New Listings	9	17	+ 88.9%	35	34	- 2.9%

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

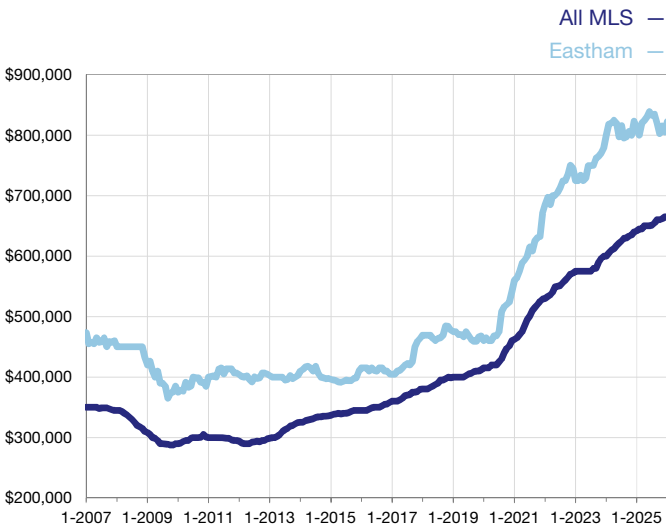
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	2	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$546,250	\$0	- 100.0%	\$575,000	\$401,500	- 30.2%
Inventory of Homes for Sale	23	4	- 82.6%	--	--	--
Months Supply of Inventory	18.4	2.1	- 88.6%	--	--	--
Cumulative Days on Market Until Sale	89	0	- 100.0%	61	290	+ 375.4%
Percent of Original List Price Received*	91.5%	0.0%	- 100.0%	94.3%	91.4%	- 3.1%
New Listings	4	0	- 100.0%	15	3	- 80.0%

* 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

