

Eastham

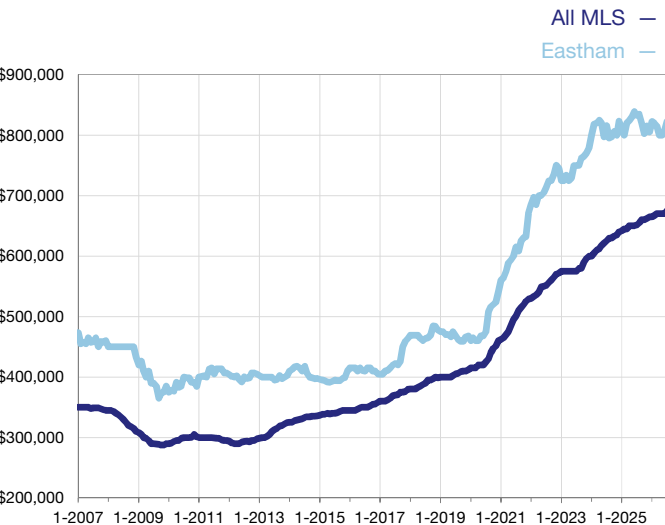
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	51	53	+ 3.9%
Closed Sales	5	11	+ 120.0%	51	52	+ 2.0%
Median Sales Price*	\$751,000	\$995,000	+ 32.5%	\$820,000	\$852,750	+ 4.0%
Inventory of Homes for Sale	40	31	- 22.5%	--	--	--
Months Supply of Inventory	5.0	3.5	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	50	36	- 28.0%	55	66	+ 20.0%
Percent of Original List Price Received*	97.7%	100.3%	+ 2.7%	95.8%	96.8%	+ 1.0%
New Listings	15	2	- 86.7%	81	68	- 16.0%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	10	2	- 80.0%
Closed Sales	1	1	0.0%	8	3	- 62.5%
Median Sales Price*	\$715,000	\$245,000	- 65.7%	\$662,000	\$283,000	- 57.3%
Inventory of Homes for Sale	17	4	- 76.5%	--	--	--
Months Supply of Inventory	9.9	2.8	- 71.7%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	43	198	+ 360.5%
Percent of Original List Price Received*	95.5%	94.2%	- 1.4%	95.4%	92.3%	- 3.2%
New Listings	4	2	- 50.0%	27	6	- 77.8%

* 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

