

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

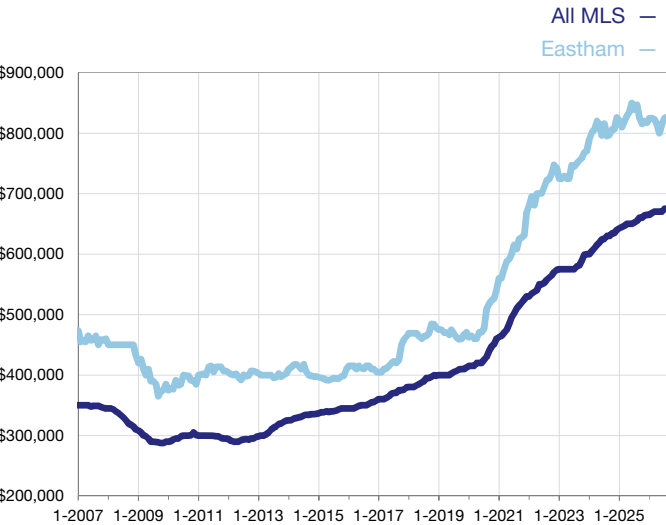
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	15	+ 25.0%	66	68	+ 3.0%
Closed Sales	9	7	- 22.2%	63	60	- 4.8%
Median Sales Price*	\$690,000	\$787,000	+ 14.1%	\$820,000	\$840,250	+ 2.5%
Inventory of Homes for Sale	34	29	- 14.7%	--	--	--
Months Supply of Inventory	4.1	3.2	- 22.0%	--	--	--
Cumulative Days on Market Until Sale	37	88	+ 137.8%	50	68	+ 36.0%
Percent of Original List Price Received*	97.0%	90.9%	- 6.3%	96.3%	96.2%	- 0.1%
New Listings	9	18	+ 100.0%	92	86	- 6.5%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	14	3	- 78.6%
Closed Sales	1	1	0.0%	9	4	- 55.6%
Median Sales Price*	\$325,000	\$470,000	+ 44.6%	\$644,000	\$376,500	- 41.5%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	7.5	7.0	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	80	225	+ 181.3%	49	205	+ 318.4%
Percent of Original List Price Received*	97.0%	81.7%	- 15.8%	95.6%	89.7%	- 6.2%
New Listings	2	5	+ 150.0%	30	11	- 63.3%

* 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

