

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Eastham

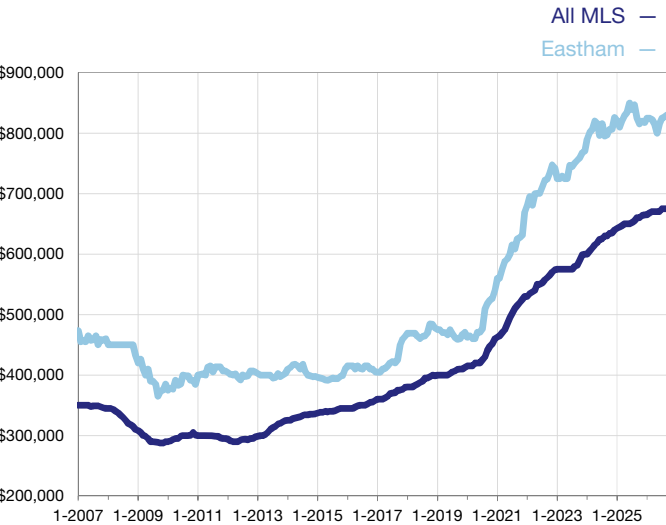
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	15	- 11.8%	83	78	- 6.0%
Closed Sales	13	9	- 30.8%	76	69	- 9.2%
Median Sales Price*	\$785,000	\$885,000	+ 12.7%	\$802,500	\$850,500	+ 6.0%
Inventory of Homes for Sale	38	40	+ 5.3%	--	--	--
Months Supply of Inventory	4.1	4.7	+ 14.6%	--	--	--
Cumulative Days on Market Until Sale	69	37	- 46.4%	53	64	+ 20.8%
Percent of Original List Price Received*	98.0%	97.4%	- 0.6%	96.6%	96.3%	- 0.3%
New Listings	22	20	- 9.1%	114	107	- 6.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	15	5	- 66.7%
Closed Sales	5	1	- 80.0%	14	5	- 64.3%
Median Sales Price*	\$795,000	\$277,000	- 65.2%	\$679,950	\$283,000	- 58.4%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	4.0	5.4	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	126	208	+ 65.1%	84	205	+ 144.0%
Percent of Original List Price Received*	99.0%	99.3%	+ 0.3%	96.8%	91.6%	- 5.4%
New Listings	0	2	--	30	13	- 56.7%

* 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

