Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Eastham

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**10**	- 9.1%	94	**86**	- 8.5%
Closed Sales	17	**10**	- 41.2%	93	**79**	- 15.1%
Median Sales Price*	$800,000	**$812,000**	+ 1.5%	$800,000	**$830,000**	+ 3.8%
Inventory of Homes for Sale	37	**35**	- 5.4%	--	--	--
Months Supply of Inventory	4.0	**4.2**	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	86	**56**	- 34.9%	59	**63**	+ 6.8%
Percent of Original List Price Received*	93.2%	**95.1%**	+ 2.0%	95.9%	**96.2%**	+ 0.3%
New Listings	14	**6**	- 57.1%	128	**112**	- 12.5%

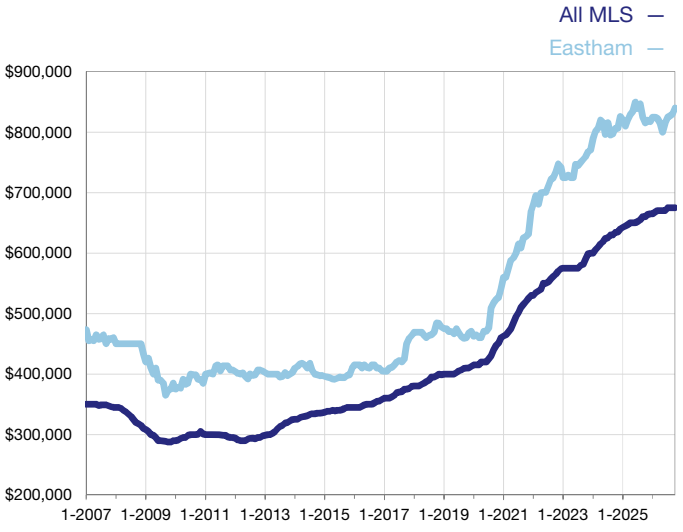
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

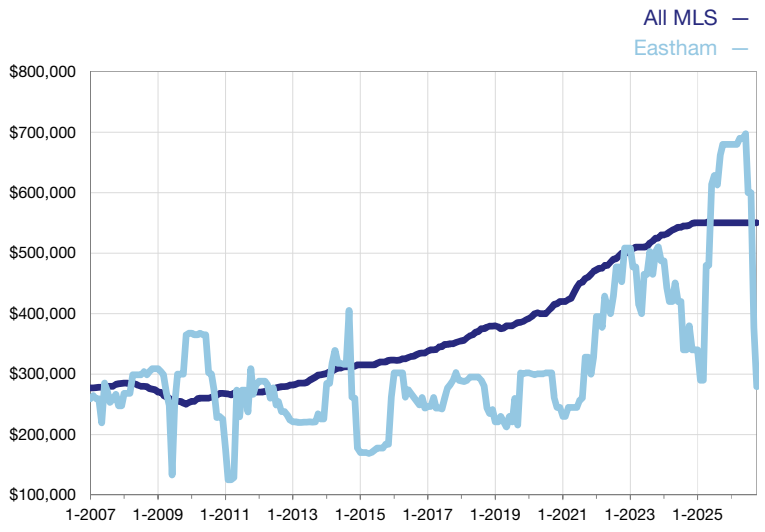
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**0**	- 100.0%	17	**5**	- 70.6%
Closed Sales	2	**1**	- 50.0%	16	**6**	- 62.5%
Median Sales Price*	$1,147,500	**$279,000**	- 75.7%	$689,950	**$281,000**	- 59.3%
Inventory of Homes for Sale	7	**5**	- 28.6%	--	--	--
Months Supply of Inventory	3.3	**4.3**	+ 30.3%	--	--	--
Cumulative Days on Market Until Sale	128	**2**	- 98.4%	90	**171**	+ 90.0%
Percent of Original List Price Received*	98.8%	**100.0%**	+ 1.2%	97.0%	**93.0%**	- 4.1%
New Listings	2	**0**	- 100.0%	32	**13**	- 59.4%

* 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



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