

Local Market Update – December 2023

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



Eastham

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	6	- 45.5%	107	95	- 11.2%
Closed Sales	7	8	+ 14.3%	107	102	- 4.7%
Median Sales Price*	\$725,000	\$721,500	- 0.5%	\$743,000	\$779,500	+ 4.9%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	48	31	- 35.4%	20	35	+ 75.0%
Percent of Original List Price Received*	94.5%	95.8%	+ 1.4%	101.0%	97.2%	- 3.8%
New Listings	7	3	- 57.1%	133	111	- 16.5%

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

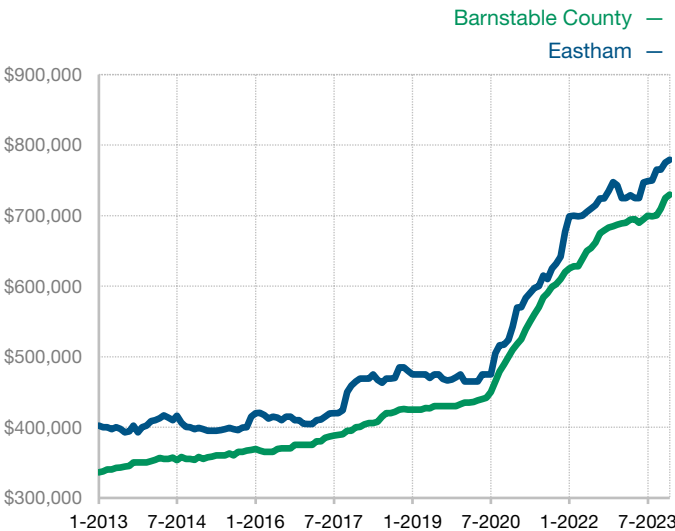
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	7	+ 600.0%	17	22	+ 29.4%
Closed Sales	0	2	--	19	20	+ 5.3%
Median Sales Price*	\$0	\$424,450	--	\$544,000	\$510,500	- 6.2%
Inventory of Homes for Sale	19	3	- 84.2%	--	--	--
Months Supply of Inventory	11.2	1.6	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	51	170	+ 233.3%
Percent of Original List Price Received*	0.0%	100.0%	--	106.0%	110.2%	+ 4.0%
New Listings	1	0	- 100.0%	21	14	- 33.3%

* 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

