

Local Market Update – December 2024

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



Eastham

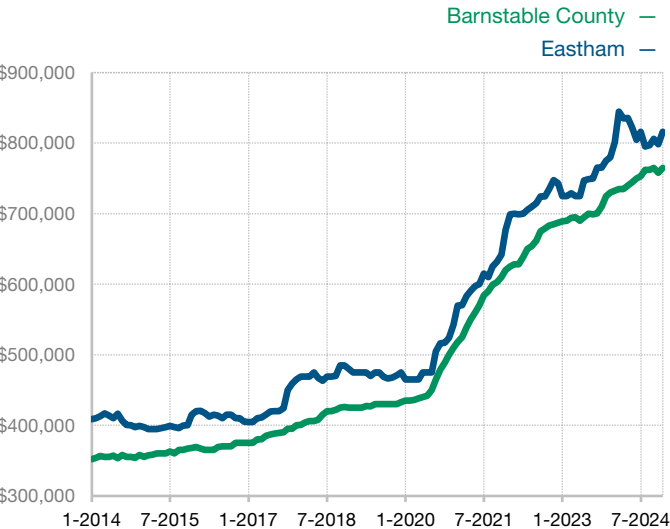
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	94	95	+ 1.1%
Closed Sales	8	8	0.0%	102	90	- 11.8%
Median Sales Price*	\$721,500	\$885,000	+ 22.7%	\$779,500	\$816,000	+ 4.7%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	31	61	+ 96.8%	34	41	+ 20.6%
Percent of Original List Price Received*	95.8%	94.9%	- 0.9%	97.2%	96.6%	- 0.6%
New Listings	1	4	+ 300.0%	109	114	+ 4.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	0	- 100.0%	22	6	- 72.7%
Closed Sales	2	0	- 100.0%	20	10	- 50.0%
Median Sales Price*	\$424,450	\$0	- 100.0%	\$510,500	\$340,000	- 33.4%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	1.6	6.7	+ 318.8%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	166	35	- 78.9%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	110.2%	96.9%	- 12.1%
New Listings	0	0	--	14	20	+ 42.9%

* 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

