

Local Market Update – March 2025

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



Eastham

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|-------------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 8 | 11 | + 37.5% | 20 | 20 | 0.0% |
| Closed Sales | 8 | 4 | - 50.0% | 17 | 20 | + 17.6% |
| Median Sales Price* | \$730,000 | \$1,937,500 | + 165.4% | \$812,000 | \$797,500 | - 1.8% |
| Inventory of Homes for Sale | 16 | 21 | + 31.3% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 2.7 | + 28.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 77 | 56 | - 27.3% | 59 | 67 | + 13.6% |
| Percent of Original List Price Received* | 93.5% | 92.5% | - 1.1% | 93.8% | 95.0% | + 1.3% |
| New Listings | 11 | 17 | + 54.5% | 25 | 27 | + 8.0% |

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

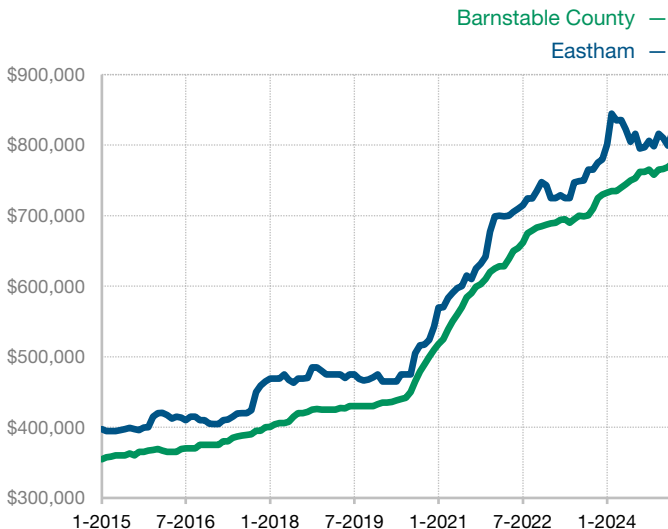
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-------|------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 1 | 1 | 0.0% | 1 | 2 | + 100.0% |
| Closed Sales | 0 | 0 | -- | 6 | 2 | - 66.7% |
| Median Sales Price* | \$0 | \$0 | -- | \$340,000 | \$662,500 | + 94.9% |
| Inventory of Homes for Sale | 4 | 13 | + 225.0% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 11.1 | + 428.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 0 | -- | 46 | 8 | - 82.6% |
| Percent of Original List Price Received* | 0.0% | 0.0% | -- | 93.3% | 98.8% | + 5.9% |
| New Listings | 2 | 5 | + 150.0% | 5 | 5 | 0.0% |

* 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

