RE/MAX
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Eastham Market Update: Prices Rise as Inventory Shifts

Analyzing Eastham's real estate performance through August 31, 2026, contrasting it with a mid-September snapshot to highlight rising year-to-date prices amidst a recent influx of active listings.

2026 Year-to-Date Performance

(As of 8/31/26)

$830,000 Median Sale Price

Steady increase over the 2025 year-end median of $817,500.

$1,096,117 Average Sale Price

Strong high-end sales pushed YTD average over the million-dollar mark.

57 Total Units Sold

Market activity remains consistent with 57 closed transactions.

Mid-September Snapshot & Market Shift

Inventory Surge to 33 Active Listings

Listings climbed steadily from a low of 24 in May to 33 in September.

Hinting at a Buyer's Market

Influx of new listings provides more options and leverage for potential buyers.

18 Pending Listings

Mid-month data shows 18 homes currently under contract and awaiting closing.

Mid-Sept Snapshot (Active):	
Median Price	$995,000
Total Units	33 (Active)
Market Status:	Trending to Buyer's

Stats provided by the Cape Cod and Islands MLS. Credit to Bob Sheldon of REMAX Real Estate Center.

Gemini Notebook