EASTHAM REAL ESTATE MARKET UPDATE

BOB SHELDON, RE/MAX REAL ESTATE CENTER

A comprehensive snapshot of the Eastham real estate market through mid-fall 2026, highlighting strong YTD price growth over 2025 despite lower transaction volume, alongside current inventory and listing price metrics.

OCTOBER 2026 CLOSED SALES

11
CLOSED SALES
Supported by 9 new listings added during the month.

$829,000
MEDIAN PRICE
October closed median sale price.

$881,727
AVERAGE PRICE
October closed average sale price.

YEAR-TO-DATE PERFORMANCE

77
TOTAL SALES
Pacing 12.8% below 2025 full-year total of 104.

$830,000
YTD MEDIAN
Surpasses 2025 full-year median of $917,500.

$1,048,151
YTD AVERAGE
Exceeds 2025 full-year average of $943,821.

MID-NOVEMBER SNAPSHOT

28
ACTIVE LISTINGS
Available active property inventory in mid-November.

$939,000
MEDIAN ASKING
Mid-month average asking price reaches $1,170,104.

17
PENDING SALES
Demonstrates continued strong buyer pipeline demand.

DATA SOURCE CREDIT: Cape Cod and Islands MLS

AGENT CREDIT: Bob Sheldon, RE/MAX Real Estate Center

Copilot Notebook