

Local Market Update – April 2025

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



Provincetown

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	1	- 80.0%	10	14	+ 40.0%
Closed Sales	2	4	+ 100.0%	5	10	+ 100.0%
Median Sales Price*	\$1,497,500	\$2,122,000	+ 41.7%	\$1,645,000	\$1,816,500	+ 10.4%
Inventory of Homes for Sale	20	27	+ 35.0%	--	--	--
Months Supply of Inventory	9.2	8.2	- 10.9%	--	--	--
Cumulative Days on Market Until Sale	222	90	- 59.5%	121	96	- 20.7%
Percent of Original List Price Received*	87.5%	87.5%	0.0%	86.8%	88.9%	+ 2.4%
New Listings	6	10	+ 66.7%	19	28	+ 47.4%

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

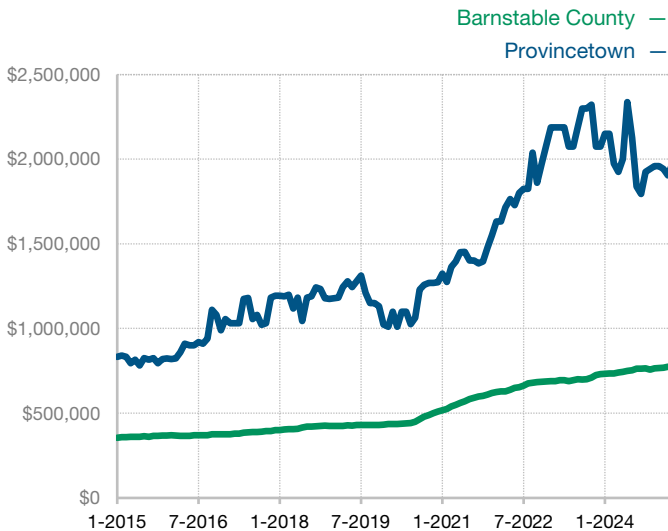
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	3	- 40.0%	29	27	- 6.9%
Closed Sales	14	7	- 50.0%	32	30	- 6.3%
Median Sales Price*	\$825,000	\$999,000	+ 21.1%	\$875,000	\$1,040,000	+ 18.9%
Inventory of Homes for Sale	26	42	+ 61.5%	--	--	--
Months Supply of Inventory	3.3	4.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	45	101	+ 124.4%	60	58	- 3.3%
Percent of Original List Price Received*	96.8%	94.7%	- 2.2%	96.5%	95.3%	- 1.2%
New Listings	11	14	+ 27.3%	41	49	+ 19.5%

* 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

