

# Local Market Update – May 2025

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



## Provincetown

### Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	10	15	+ 50.0%
Closed Sales	4	4	0.0%	9	14	+ 55.6%
Median Sales Price*	\$4,100,000	\$1,962,500	- 52.1%	\$1,925,000	\$1,872,000	- 2.8%
Inventory of Homes for Sale	31	34	+ 9.7%	--	--	--
Months Supply of Inventory	14.2	11.0	- 22.5%	--	--	--
Cumulative Days on Market Until Sale	142	136	- 4.2%	130	108	- 16.9%
Percent of Original List Price Received*	87.3%	86.2%	- 1.3%	87.0%	88.1%	+ 1.3%
New Listings	12	9	- 25.0%	31	37	+ 19.4%

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

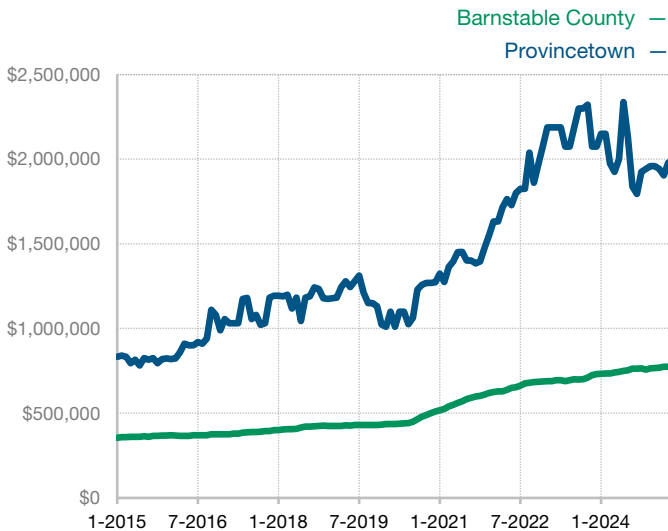
### Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	6	- 57.1%	43	34	- 20.9%
Closed Sales	9	8	- 11.1%	41	38	- 7.3%
Median Sales Price*	\$860,000	\$1,050,000	+ 22.1%	\$873,000	\$1,040,000	+ 19.1%
Inventory of Homes for Sale	29	45	+ 55.2%	--	--	--
Months Supply of Inventory	3.4	5.2	+ 52.9%	--	--	--
Cumulative Days on Market Until Sale	36	68	+ 88.9%	55	60	+ 9.1%
Percent of Original List Price Received*	97.0%	94.9%	- 2.2%	96.6%	95.2%	- 1.4%
New Listings	22	10	- 54.5%	63	59	- 6.3%

\* 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

