

Local Market Update – June 2025

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



Provincetown

Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	5	+ 150.0%	12	20	+ 66.7%
Closed Sales	2	1	- 50.0%	11	15	+ 36.4%
Median Sales Price*	\$2,774,500	\$3,500,000	+ 26.1%	\$2,500,000	\$1,944,000	- 22.2%
Inventory of Homes for Sale	32	34	+ 6.3%	--	--	--
Months Supply of Inventory	14.7	10.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	8	18	+ 125.0%	108	102	- 5.6%
Percent of Original List Price Received*	98.2%	97.5%	- 0.7%	89.1%	88.7%	- 0.4%
New Listings	5	5	0.0%	36	42	+ 16.7%

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

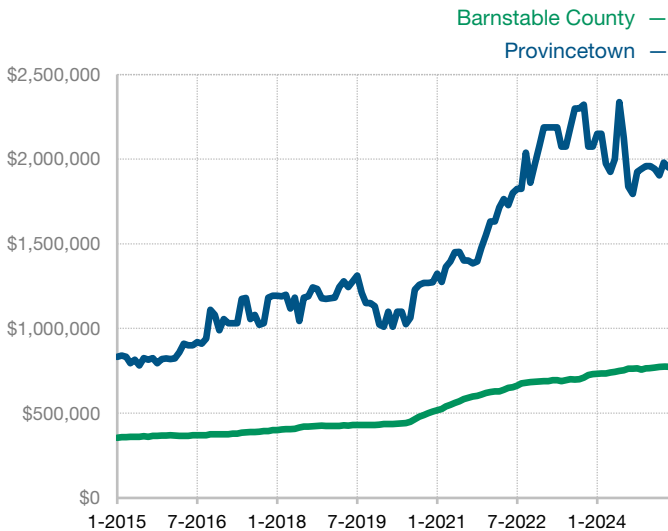
Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	12	11	- 8.3%	55	46	- 16.4%
Closed Sales	10	7	- 30.0%	51	45	- 11.8%
Median Sales Price*	\$874,500	\$950,000	+ 8.6%	\$873,000	\$1,030,000	+ 18.0%
Inventory of Homes for Sale	38	46	+ 21.1%	--	--	--
Months Supply of Inventory	4.3	5.3	+ 23.3%	--	--	--
Cumulative Days on Market Until Sale	83	64	- 22.9%	60	61	+ 1.7%
Percent of Original List Price Received*	99.1%	89.9%	- 9.3%	97.1%	94.3%	- 2.9%
New Listings	22	15	- 31.8%	85	75	- 11.8%

* 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

