

# Local Market Update – April 2025

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



## Wellfleet

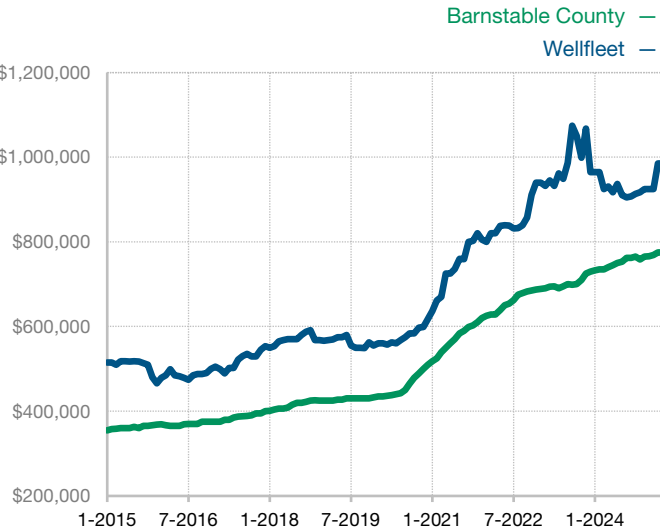
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	15	9	- 40.0%
Closed Sales	0	2	--	10	14	+ 40.0%
Median Sales Price*	\$0	\$1,437,000	--	\$729,500	\$710,000	- 2.7%
Inventory of Homes for Sale	15	21	+ 40.0%	--	--	--
Months Supply of Inventory	2.6	4.9	+ 88.5%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	35	60	+ 71.4%
Percent of Original List Price Received*	0.0%	96.4%	--	96.1%	95.9%	- 0.2%
New Listings	6	8	+ 33.3%	20	27	+ 35.0%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	2	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$569,500	\$0	- 100.0%	\$444,500	\$0	- 100.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	112	0	- 100.0%	101	0	- 100.0%
Percent of Original List Price Received*	87.8%	0.0%	- 100.0%	87.1%	0.0%	- 100.0%
New Listings	0	0	--	3	2	- 33.3%

\* 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

