

Local Market Update – December 2024

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



Wellfleet

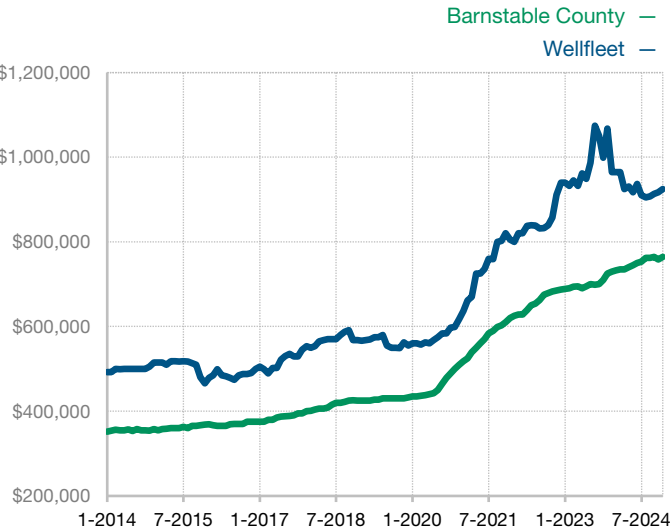
Single-Family Properties	December			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	6	+ 200.0%	66	57	- 13.6%
Closed Sales	5	2	- 60.0%	66	53	- 19.7%
Median Sales Price*	\$780,000	\$975,000	+ 25.0%	\$965,000	\$925,000	- 4.1%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	11	43	+ 290.9%	40	53	+ 32.5%
Percent of Original List Price Received*	102.1%	84.4%	- 17.3%	94.2%	95.6%	+ 1.5%
New Listings	6	3	- 50.0%	82	78	- 4.9%

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

Condominium Properties	December			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	9	15	+ 66.7%
Closed Sales	1	2	+ 100.0%	8	16	+ 100.0%
Median Sales Price*	\$500,000	\$523,250	+ 4.7%	\$584,750	\$444,500	- 24.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	5	68	+ 1,260.0%	37	45	+ 21.6%
Percent of Original List Price Received*	111.4%	93.1%	- 16.4%	100.1%	94.7%	- 5.4%
New Listings	0	0	--	14	18	+ 28.6%

* 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

