

Local Market Update – March 2025

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



Provincetown

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	5	13	+ 160.0%
Closed Sales	1	3	+ 200.0%	3	6	+ 100.0%
Median Sales Price*	\$1,925,000	\$1,660,000	- 13.8%	\$1,925,000	\$1,674,500	- 13.0%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	11.0	4.9	- 55.5%	--	--	--
Cumulative Days on Market Until Sale	13	149	+ 1,046.2%	54	100	+ 85.2%
Percent of Original List Price Received*	96.3%	92.2%	- 4.3%	86.3%	89.8%	+ 4.1%
New Listings	6	5	- 16.7%	13	18	+ 38.5%

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

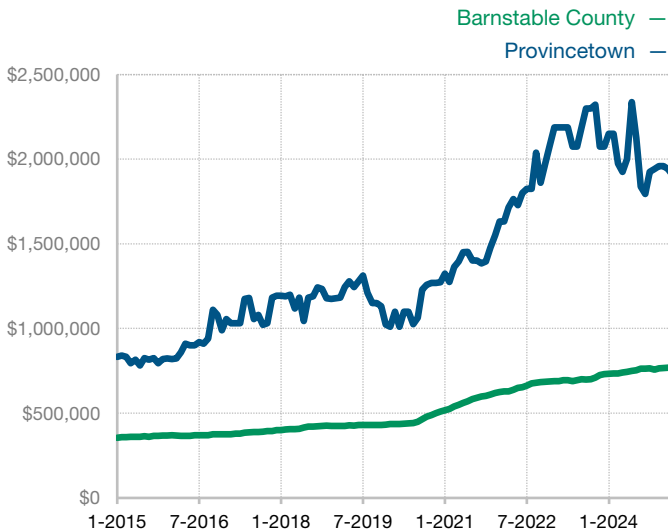
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	8	- 20.0%	24	25	+ 4.2%
Closed Sales	7	9	+ 28.6%	18	23	+ 27.8%
Median Sales Price*	\$969,500	\$885,000	- 8.7%	\$875,000	\$1,050,000	+ 20.0%
Inventory of Homes for Sale	21	30	+ 42.9%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--
Cumulative Days on Market Until Sale	71	34	- 52.1%	72	45	- 37.5%
Percent of Original List Price Received*	93.1%	96.0%	+ 3.1%	96.3%	95.4%	- 0.9%
New Listings	15	16	+ 6.7%	30	34	+ 13.3%

* 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

