

# Local Market Update – March 2025

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



## Wellfleet

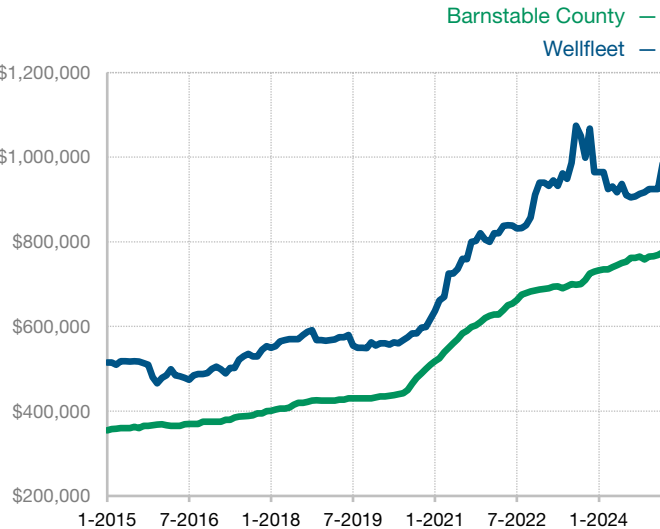
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	1	- 83.3%	9	5	- 44.4%
Closed Sales	3	2	- 33.3%	10	12	+ 20.0%
Median Sales Price*	\$579,000	\$2,100,000	+ 262.7%	\$729,500	\$710,000	- 2.7%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	2.6	4.5	+ 73.1%	--	--	--
Cumulative Days on Market Until Sale	44	81	+ 84.1%	35	61	+ 74.3%
Percent of Original List Price Received*	97.7%	95.4%	- 2.4%	96.1%	95.8%	- 0.3%
New Listings	7	10	+ 42.9%	14	19	+ 35.7%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	3	1	- 66.7%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$420,000	\$0	- 100.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	89	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	86.4%	0.0%	- 100.0%
New Listings	2	1	- 50.0%	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

