

Local Market Update – December 2025

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



Provincetown

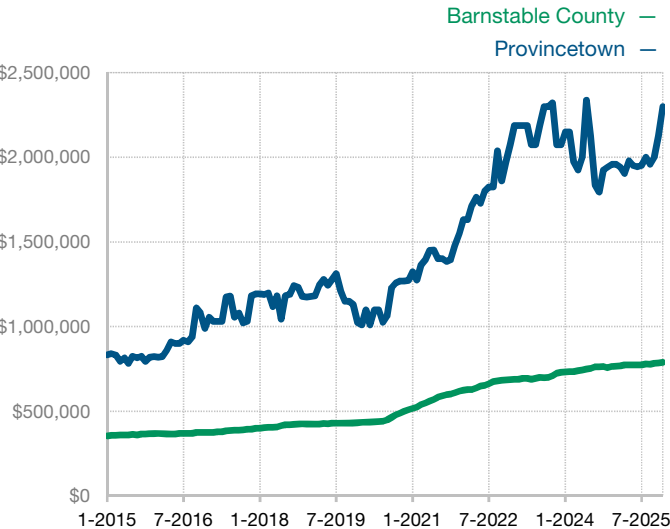
Single-Family Properties	December			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	28	39	+ 39.3%
Closed Sales	3	3	0.0%	29	37	+ 27.6%
Median Sales Price*	\$2,000,000	\$3,200,000	+ 60.0%	\$1,960,000	\$2,300,000	+ 17.3%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	6.8	6.5	- 4.4%	--	--	--
Cumulative Days on Market Until Sale	250	81	- 67.6%	114	102	- 10.5%
Percent of Original List Price Received*	72.3%	87.3%	+ 20.7%	88.3%	88.2%	- 0.1%
New Listings	2	1	- 50.0%	58	71	+ 22.4%

* 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	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	1	- 75.0%	113	108	- 4.4%
Closed Sales	5	11	+ 120.0%	113	113	0.0%
Median Sales Price*	\$1,175,000	\$1,050,000	- 10.6%	\$940,000	\$1,025,000	+ 9.0%
Inventory of Homes for Sale	31	27	- 12.9%	--	--	--
Months Supply of Inventory	3.3	3.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	103	84	- 18.4%	54	63	+ 16.7%
Percent of Original List Price Received*	89.5%	93.9%	+ 4.9%	96.5%	94.2%	- 2.4%
New Listings	9	2	- 77.8%	168	159	- 5.4%

* 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

