

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Provincetown

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	10	+ 66.7%	37	58	+ 56.8%
Closed Sales	5	6	+ 20.0%	31	54	+ 74.2%
Median Sales Price*	\$1,465,000	\$1,319,500	- 9.9%	\$1,125,000	\$1,330,000	+ 18.2%
Inventory of Homes for Sale	32	18	- 43.8%	--	--	--
Months Supply of Inventory	10.7	3.8	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	116	29	- 75.0%	183	173	- 5.5%
Percent of Original List Price Received*	88.8%	95.6%	+ 7.7%	88.2%	90.5%	+ 2.6%
New Listings	6	9	+ 50.0%	56	71	+ 26.8%

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

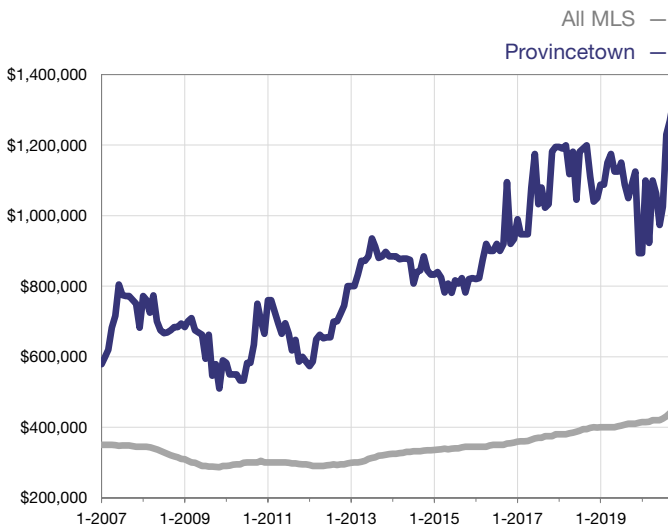
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	18	25	+ 38.9%	155	223	+ 43.9%
Closed Sales	18	35	+ 94.4%	148	200	+ 35.1%
Median Sales Price*	\$587,250	\$720,000	+ 22.6%	\$512,500	\$617,500	+ 20.5%
Inventory of Homes for Sale	121	77	- 36.4%	--	--	--
Months Supply of Inventory	8.9	4.3	- 51.7%	--	--	--
Cumulative Days on Market Until Sale	86	69	- 19.8%	119	145	+ 21.8%
Percent of Original List Price Received*	93.6%	99.5%	+ 6.3%	93.5%	95.7%	+ 2.4%
New Listings	8	19	+ 137.5%	257	275	+ 7.0%

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

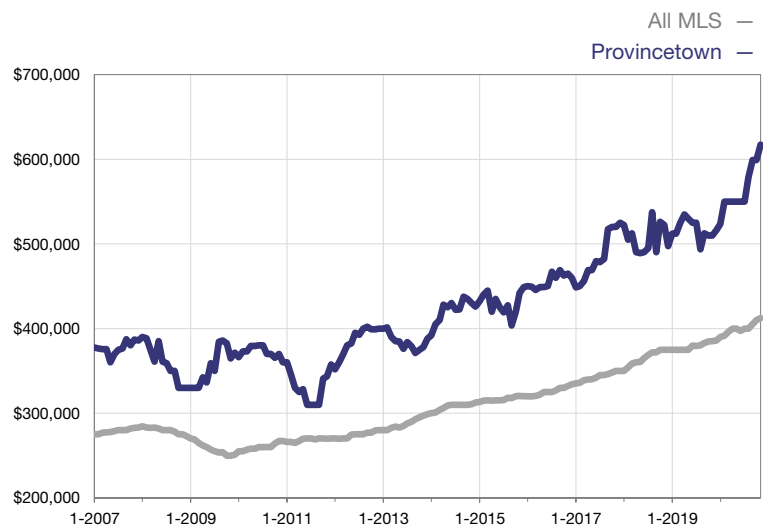
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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