

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellfleet

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	10	14	+ 40.0%
Closed Sales	3	3	0.0%	17	11	- 35.3%
Median Sales Price*	\$1,100,000	\$650,000	- 40.9%	\$940,000	\$825,000	- 12.2%
Inventory of Homes for Sale	4	15	+ 275.0%	--	--	--
Months Supply of Inventory	0.8	3.0	+ 275.0%	--	--	--
Cumulative Days on Market Until Sale	85	63	- 25.9%	44	51	+ 15.9%
Percent of Original List Price Received*	104.6%	103.7%	- 0.9%	103.2%	94.3%	- 8.6%
New Listings	6	8	+ 33.3%	12	20	+ 66.7%

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

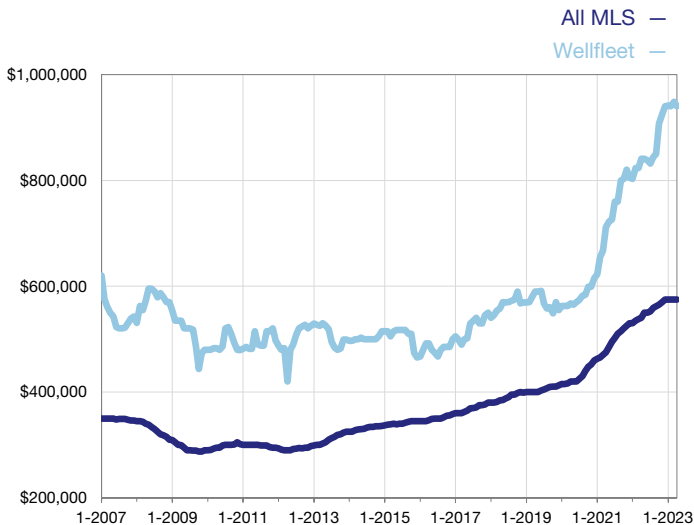
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	4	2	- 50.0%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$378,000	\$299,000	- 20.9%	\$346,500	\$560,250	+ 61.7%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	3.8	+ 65.2%	--	--	--
Cumulative Days on Market Until Sale	6	4	- 33.3%	23	74	+ 221.7%
Percent of Original List Price Received*	118.5%	100.0%	- 15.6%	109.0%	96.9%	- 11.1%
New Listings	0	0	--	7	8	+ 14.3%

* 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

