

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wellfleet

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	10	+ 42.9%	37	49	+ 32.4%
Closed Sales	7	8	+ 14.3%	35	39	+ 11.4%
Median Sales Price*	\$795,000	\$1,512,500	+ 90.3%	\$850,000	\$1,123,850	+ 32.2%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	16	38	+ 137.5%	26	47	+ 80.8%
Percent of Original List Price Received*	102.2%	98.7%	- 3.4%	102.3%	94.0%	- 8.1%
New Listings	6	8	+ 33.3%	44	54	+ 22.7%

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

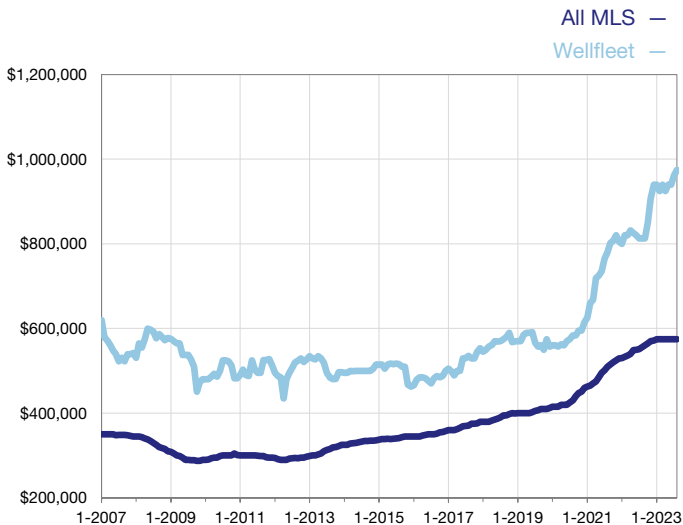
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	9	5	- 44.4%
Closed Sales	1	0	- 100.0%	10	3	- 70.0%
Median Sales Price*	\$399,000	\$0	- 100.0%	\$462,000	\$735,000	+ 59.1%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.9	3.6	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	34	0	- 100.0%	26	83	+ 219.2%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	104.3%	93.5%	- 10.4%
New Listings	0	0	--	16	10	- 37.5%

\* 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

