

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellfleet

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	57	71	+ 24.6%
Closed Sales	8	5	- 37.5%	63	71	+ 12.7%
Median Sales Price*	\$944,500	\$780,000	- 17.4%	\$940,000	\$955,000	+ 1.6%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	2.9	2.5	- 13.8%	--	--	--
Cumulative Days on Market Until Sale	16	13	- 18.8%	23	45	+ 95.7%
Percent of Original List Price Received*	103.7%	102.1%	- 1.5%	102.9%	93.9%	- 8.7%
New Listings	2	6	+ 200.0%	71	88	+ 23.9%

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

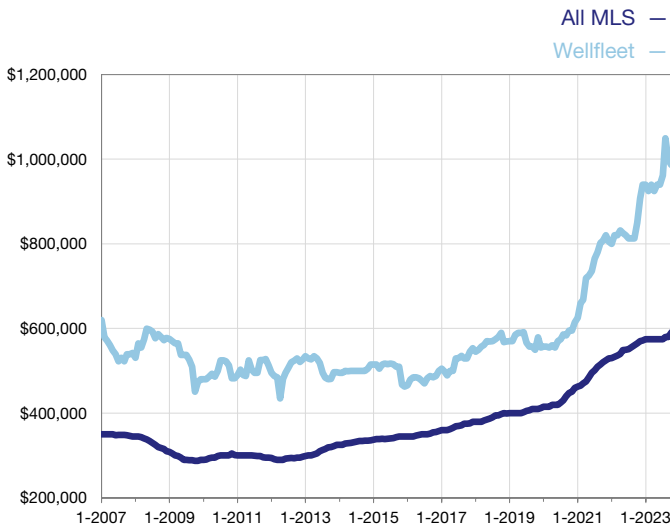
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	13	9	- 30.8%
Closed Sales	0	1	--	14	8	- 42.9%
Median Sales Price*	\$0	\$500,000	--	\$462,000	\$584,750	+ 26.6%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.7	+ 350.0%	--	--	--
Cumulative Days on Market Until Sale	0	5	--	38	41	+ 7.9%
Percent of Original List Price Received*	0.0%	111.4%	--	101.7%	100.1%	- 1.6%
New Listings	0	0	--	19	13	- 31.6%

* 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

