

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Provincetown

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	5	+ 25.0%	15	19	+ 26.7%
Closed Sales	3	2	- 33.3%	12	14	+ 16.7%
Median Sales Price*	\$2,350,000	\$1,812,500	- 22.9%	\$2,187,500	\$2,075,000	- 5.1%
Inventory of Homes for Sale	14	24	+ 71.4%	--	--	--
Months Supply of Inventory	4.8	10.7	+ 122.9%	--	--	--
Cumulative Days on Market Until Sale	92	138	+ 50.0%	74	112	+ 51.4%
Percent of Original List Price Received*	89.4%	89.7%	+ 0.3%	93.4%	87.6%	- 6.2%
New Listings	1	5	+ 400.0%	26	42	+ 61.5%

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

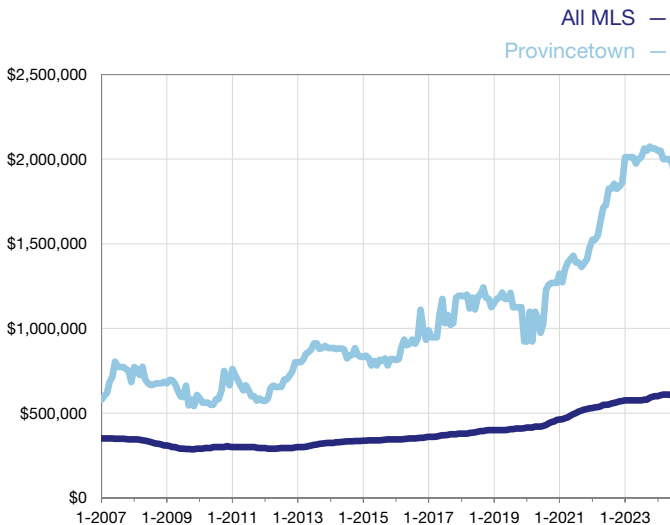
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	14	- 26.3%	98	103	+ 5.1%
Closed Sales	19	14	- 26.3%	85	101	+ 18.8%
Median Sales Price*	\$806,000	\$1,131,000	+ 40.3%	\$770,000	\$905,000	+ 17.5%
Inventory of Homes for Sale	39	72	+ 84.6%	--	--	--
Months Supply of Inventory	3.3	5.9	+ 78.8%	--	--	--
Cumulative Days on Market Until Sale	55	42	- 23.6%	48	54	+ 12.5%
Percent of Original List Price Received*	99.4%	94.7%	- 4.7%	98.1%	96.9%	- 1.2%
New Listings	23	28	+ 21.7%	121	174	+ 43.8%

* 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

