

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellfleet

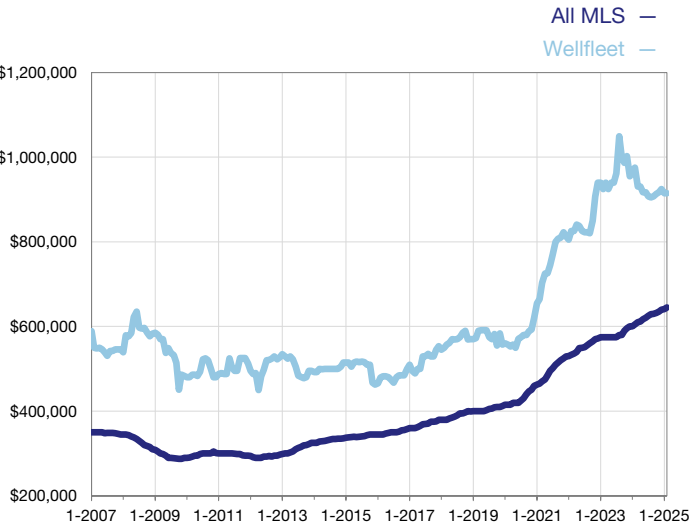
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				1	3	+ 200.0%	3	3	0.0%
Closed Sales				3	7	+ 133.3%	7	12	+ 71.4%
Median Sales Price*				\$735,000	\$720,000	- 2.0%	\$899,000	\$671,250	- 25.3%
Inventory of Homes for Sale				20	15	- 25.0%	--	--	--
Months Supply of Inventory				3.5	2.6	- 25.7%	--	--	--
Cumulative Days on Market Until Sale				59	74	+ 25.4%	42	59	+ 40.5%
Percent of Original List Price Received*				94.3%	91.9%	- 2.5%	95.5%	95.6%	+ 0.1%
New Listings				4	4	0.0%	6	9	+ 50.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				2	0	- 100.0%	2	0	- 100.0%
Closed Sales				1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*				\$390,000	\$0	- 100.0%	\$420,000	\$0	- 100.0%
Inventory of Homes for Sale				2	5	+ 150.0%	--	--	--
Months Supply of Inventory				1.6	2.7	+ 68.8%	--	--	--
Cumulative Days on Market Until Sale				63	0	- 100.0%	94	0	- 100.0%
Percent of Original List Price Received*				97.7%	0.0%	- 100.0%	86.4%	0.0%	- 100.0%
New Listings				1	0	- 100.0%	1	1	0.0%

* 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

