

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Wellfleet

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	3	- 66.7%	63	53	- 15.9%
Closed Sales	2	4	+ 100.0%	57	60	+ 5.3%
Median Sales Price*	\$975,000	<b>\$1,170,000</b>	+ 20.0%	\$925,000	<b>\$892,500</b>	- 3.5%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	43	148	+ 244.2%	59	83	+ 40.7%
Percent of Original List Price Received*	84.4%	91.7%	+ 8.6%	95.0%	92.4%	- 2.7%
New Listings	4	0	- 100.0%	83	79	- 4.8%

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

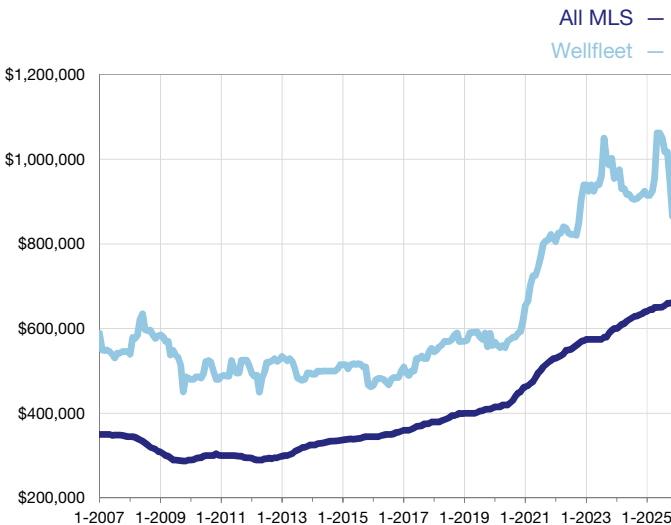
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	15	10	- 33.3%
Closed Sales	2	1	- 50.0%	16	8	- 50.0%
Median Sales Price*	\$523,250	<b>\$420,000</b>	- 19.7%	\$444,500	<b>\$445,000</b>	+ 0.1%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	69	8	- 88.4%	46	120	+ 160.9%
Percent of Original List Price Received*	93.1%	101.2%	+ 8.7%	94.7%	92.0%	- 2.9%
New Listings	0	0	--	18	12	- 33.3%

\* 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

