

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Provincetown

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	2	- 66.7%	8	4	- 50.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$1,689,000	\$0	- 100.0%	\$1,737,000	\$2,150,000	+ 23.8%
Inventory of Homes for Sale	21	16	- 23.8%	--	--	--
Months Supply of Inventory	7.4	4.7	- 36.5%	--	--	--
Cumulative Days on Market Until Sale	68	0	- 100.0%	96	16	- 83.3%
Percent of Original List Price Received*	94.4%	0.0%	- 100.0%	86.3%	104.0%	+ 20.5%
New Listings	9	1	- 88.9%	14	4	- 71.4%

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

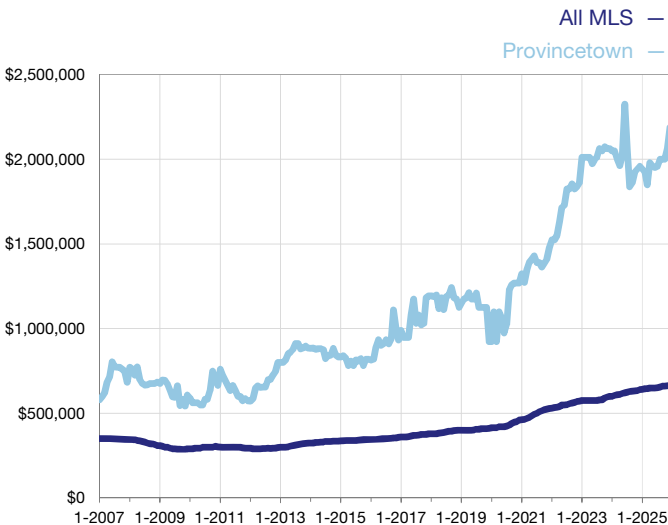
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	11	3	- 72.7%	21	10	- 52.4%
Closed Sales	9	2	- 77.8%	25	10	- 60.0%
Median Sales Price*	\$1,100,000	\$1,157,500	+ 5.2%	\$1,129,000	\$1,085,000	- 3.9%
Inventory of Homes for Sale	48	43	- 10.4%	--	--	--
Months Supply of Inventory	3.5	4.0	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	32	138	+ 331.3%	52	91	+ 75.0%
Percent of Original List Price Received*	99.0%	78.1%	- 21.1%	96.2%	89.1%	- 7.4%
New Listings	16	10	- 37.5%	33	25	- 24.2%

* 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

