

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellfleet

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	1	- 66.7%	4	1	- 75.0%
Closed Sales	7	1	- 85.7%	12	4	- 66.7%
Median Sales Price*	\$720,000	\$887,500	+ 23.3%	\$671,250	\$1,131,250	+ 68.5%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	74	145	+ 95.9%	59	86	+ 45.8%
Percent of Original List Price Received*	91.9%	94.6%	+ 2.9%	95.6%	96.6%	+ 1.0%
New Listings	4	2	- 50.0%	9	2	- 77.8%

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

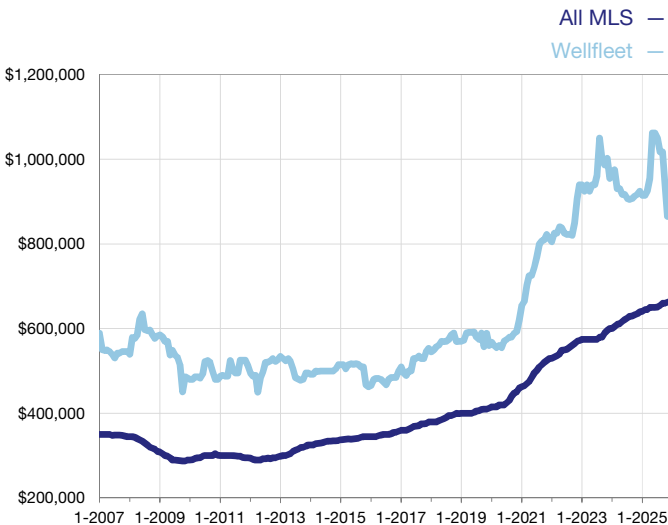
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$695,000	--
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	84	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	92.8%	--
New Listings	0	0	--	1	0	- 100.0%

* 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

