

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Provincetown

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	4	+ 300.0%	12	7	- 41.7%
Closed Sales	3	3	0.0%	10	7	- 30.0%
Median Sales Price*	\$2,300,000	\$1,675,000	- 27.2%	\$1,864,500	\$2,895,000	+ 55.3%
Inventory of Homes for Sale	32	21	- 34.4%	--	--	--
Months Supply of Inventory	12.0	5.8	- 51.7%	--	--	--
Cumulative Days on Market Until Sale	121	256	+ 111.6%	121	207	+ 71.1%
Percent of Original List Price Received*	87.2%	83.5%	- 4.2%	88.3%	91.2%	+ 3.3%
New Listings	11	9	- 18.2%	30	15	- 50.0%

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

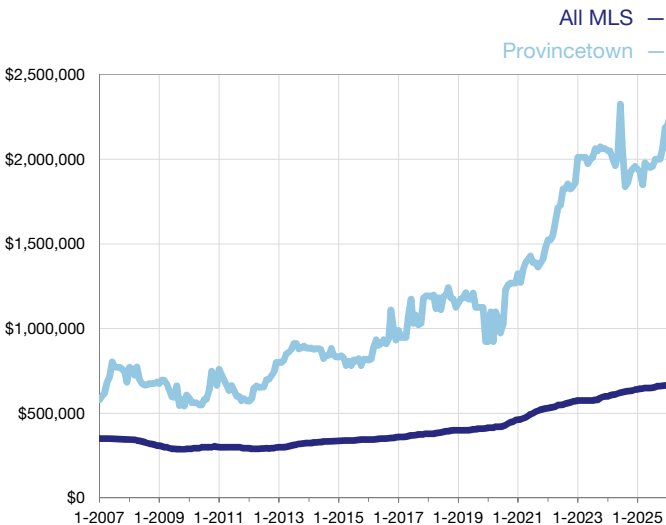
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	16	+ 220.0%	39	35	- 10.3%
Closed Sales	11	5	- 54.5%	47	21	- 55.3%
Median Sales Price*	\$999,000	\$965,000	- 3.4%	\$1,100,000	\$876,500	- 20.3%
Inventory of Homes for Sale	62	64	+ 3.2%	--	--	--
Months Supply of Inventory	4.6	5.6	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	103	40	- 61.2%	60	92	+ 53.3%
Percent of Original List Price Received*	94.0%	94.7%	+ 0.7%	95.7%	92.8%	- 3.0%
New Listings	18	32	+ 77.8%	71	78	+ 9.9%

* 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

