

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Provincetown

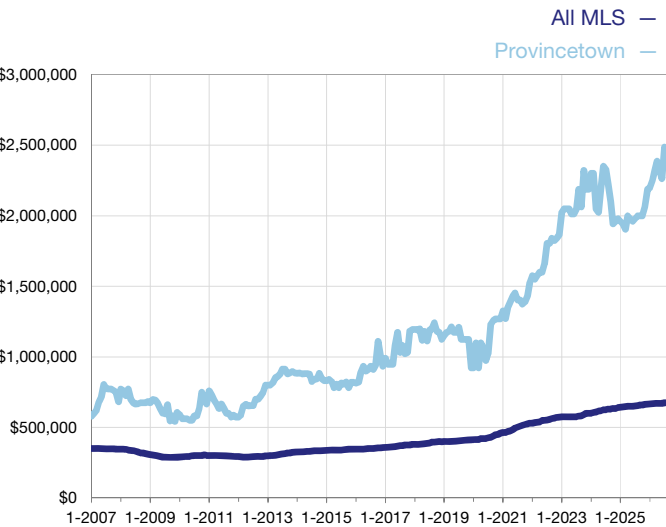
Single-Family Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				6	4	- 33.3%	34	28	- 17.6%
Closed Sales				6	6	0.0%	24	24	0.0%
Median Sales Price*				\$2,550,000	\$2,275,000	- 10.8%	\$2,212,500	\$2,845,000	+ 28.6%
Inventory of Homes for Sale				32	23	- 28.1%	--	--	--
Months Supply of Inventory				8.5	6.5	- 23.5%	--	--	--
Cumulative Days on Market Until Sale				54	126	+ 133.3%	101	132	+ 30.7%
Percent of Original List Price Received*				91.1%	82.8%	- 9.1%	88.2%	91.2%	+ 3.4%
New Listings				10	2	- 80.0%	58	38	- 34.5%

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

Condominium Properties				August			Year to Date		
Key Metrics				2025	2026	+ / -	2025	2026	+ / -
Pending Sales				19	20	+ 5.3%	104	92	- 11.5%
Closed Sales				18	9	- 50.0%	97	70	- 27.8%
Median Sales Price*				\$959,000	\$1,050,000	+ 9.5%	\$1,075,000	\$987,500	- 8.1%
Inventory of Homes for Sale				67	62	- 7.5%	--	--	--
Months Supply of Inventory				4.9	5.3	+ 8.2%	--	--	--
Cumulative Days on Market Until Sale				88	76	- 13.6%	65	69	+ 6.2%
Percent of Original List Price Received*				93.2%	94.9%	+ 1.8%	94.9%	95.0%	+ 0.1%
New Listings				13	25	+ 92.3%	161	156	- 3.1%

* 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

