

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Wellfleet

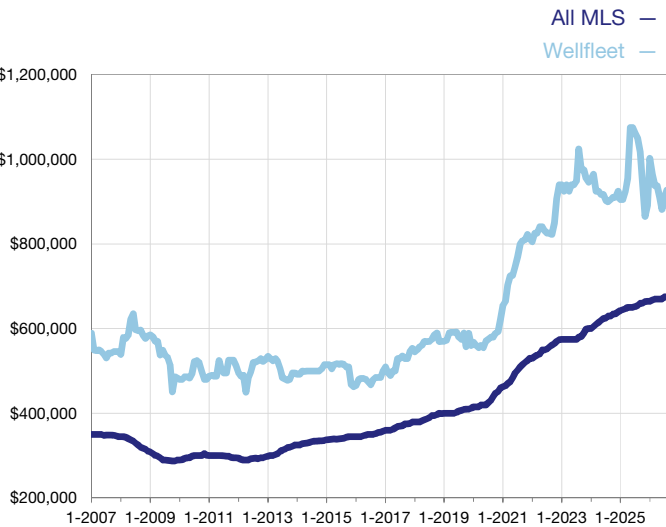
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	11	0.0%	36	46	+ 27.8%
Closed Sales	4	7	+ 75.0%	33	33	0.0%
Median Sales Price*	\$1,180,000	\$1,180,000	0.0%	\$1,050,000	\$999,000	- 4.9%
Inventory of Homes for Sale	31	30	- 3.2%	--	--	--
Months Supply of Inventory	6.1	5.2	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	75	59	- 21.3%	68	63	- 7.4%
Percent of Original List Price Received*	97.7%	93.1%	- 4.7%	94.7%	97.5%	+ 3.0%
New Listings	7	9	+ 28.6%	63	70	+ 11.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	4	--	2	10	+ 400.0%
Closed Sales	0	2	--	2	8	+ 300.0%
Median Sales Price*	\$0	\$554,500	--	\$662,500	\$695,000	+ 4.9%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	4.6	2.3	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	18	--	125	76	- 39.2%
Percent of Original List Price Received*	0.0%	84.5%	--	93.2%	89.6%	- 3.9%
New Listings	3	2	- 33.3%	7	14	+ 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

