Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Provincetown

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**4**	+ 100.0%	40	**35**	- 12.5%
Closed Sales	4	**6**	+ 50.0%	39	**34**	- 12.8%
Median Sales Price*	$2,081,500	**$2,158,000**	+ 3.7%	$2,125,000	**$2,450,500**	+ 15.3%
Inventory of Homes for Sale	32	**23**	- 28.1%	--	--	--
Months Supply of Inventory	9.1	**6.3**	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	97	**230**	+ 137.1%	95	**145**	+ 52.6%
Percent of Original List Price Received*	88.8%	**83.8%**	- 5.6%	89.3%	**89.8%**	+ 0.6%
New Listings	9	**5**	- 44.4%	73	**48**	- 34.2%

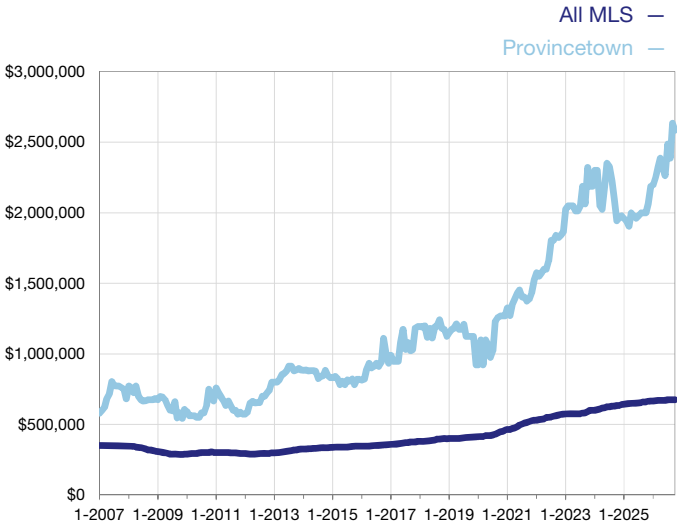
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

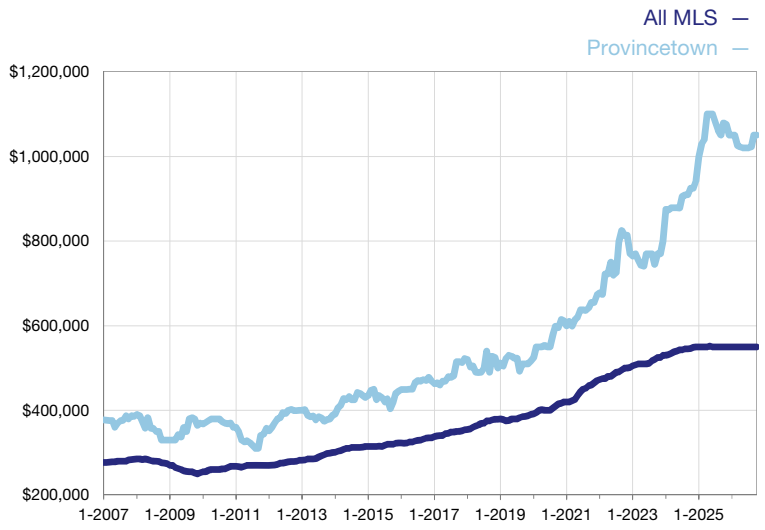
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**7**	- 56.3%	134	**110**	- 17.9%
Closed Sales	17	**18**	+ 5.9%	135	**98**	- 27.4%
Median Sales Price*	$1,300,000	**$1,190,000**	- 8.5%	$1,075,000	**$1,050,000**	- 2.3%
Inventory of Homes for Sale	75	**71**	- 5.3%	--	--	--
Months Supply of Inventory	5.8	**6.7**	+ 15.5%	--	--	--
Cumulative Days on Market Until Sale	76	**61**	- 19.7%	67	**76**	+ 13.4%
Percent of Original List Price Received*	95.9%	**95.1%**	- 0.8%	95.0%	**94.7%**	- 0.3%
New Listings	25	**16**	- 36.0%	215	**191**	- 11.2%

* 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



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