

Local Market Update – July 2021

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



Provincetown

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	4	- 20.0%	26	30	+ 15.4%
Closed Sales	5	5	0.0%	27	29	+ 7.4%
Median Sales Price*	\$1,649,000	\$926,000	- 43.8%	\$1,100,000	\$1,410,000	+ 28.2%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	5.3	2.8	- 47.2%	--	--	--
Cumulative Days on Market Until Sale	184	25	- 86.4%	173	63	- 63.6%
Percent of Original List Price Received*	89.9%	95.1%	+ 5.8%	88.4%	97.0%	+ 9.7%
New Listings	4	4	0.0%	34	39	+ 14.7%

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

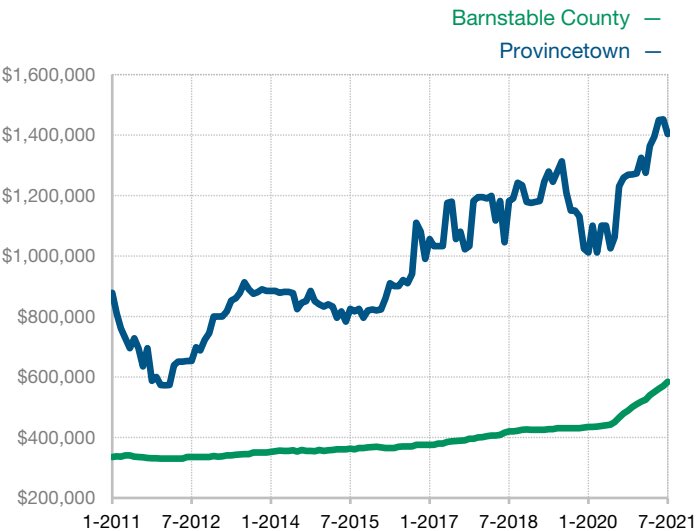
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	27	13	- 51.9%	70	103	+ 47.1%
Closed Sales	13	8	- 38.5%	61	91	+ 49.2%
Median Sales Price*	\$550,000	\$630,500	+ 14.6%	\$575,000	\$655,000	+ 13.9%
Inventory of Homes for Sale	94	26	- 72.3%	--	--	--
Months Supply of Inventory	7.7	1.4	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	155	130	- 16.1%	153	114	- 25.5%
Percent of Original List Price Received*	94.1%	95.8%	+ 1.8%	93.3%	98.3%	+ 5.4%
New Listings	25	21	- 16.0%	113	92	- 18.6%

* 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

