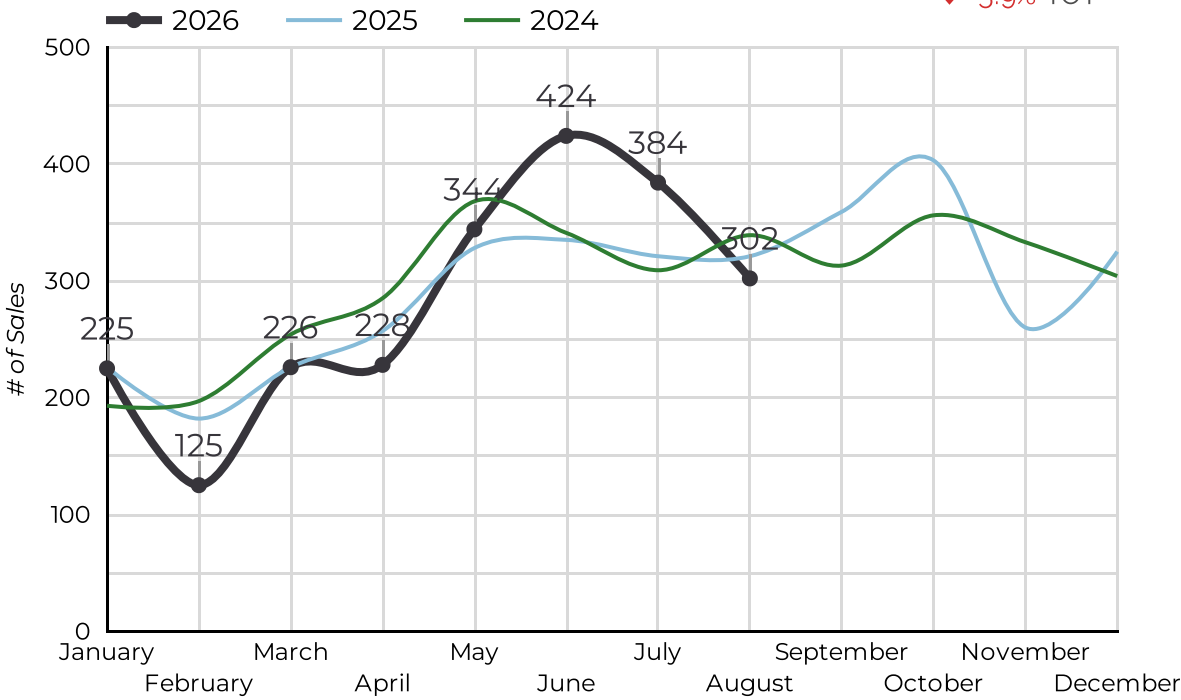


RESIDENTIAL All Types



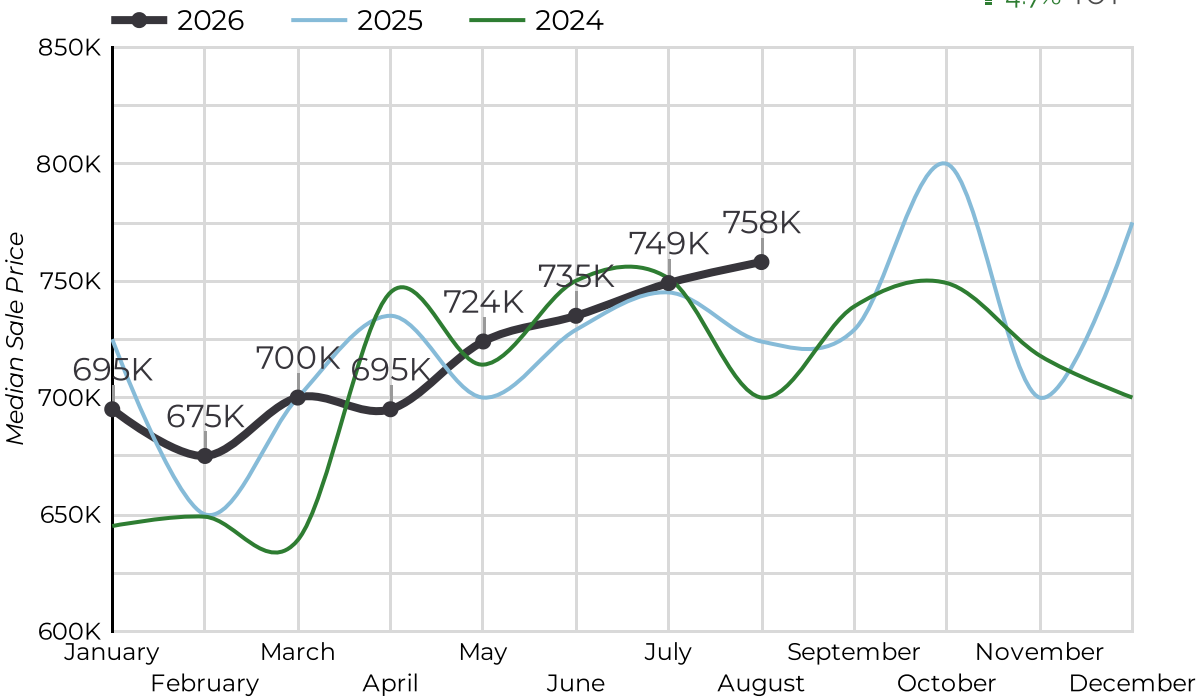
Market Activity

of Sales
302
-5.9% YOY



Market Pricing

Median Sale
\$758,000
4.7% YOY



August 2026

# of Sales	% Δ	\$ Volume	% Δ
302	-5.9%	\$340,021,800	5.0%

Year to Date

# of Sales	% Δ	\$ Volume	% Δ
2,258	2.8%	\$2,235,190,706	3.7%

August 2026

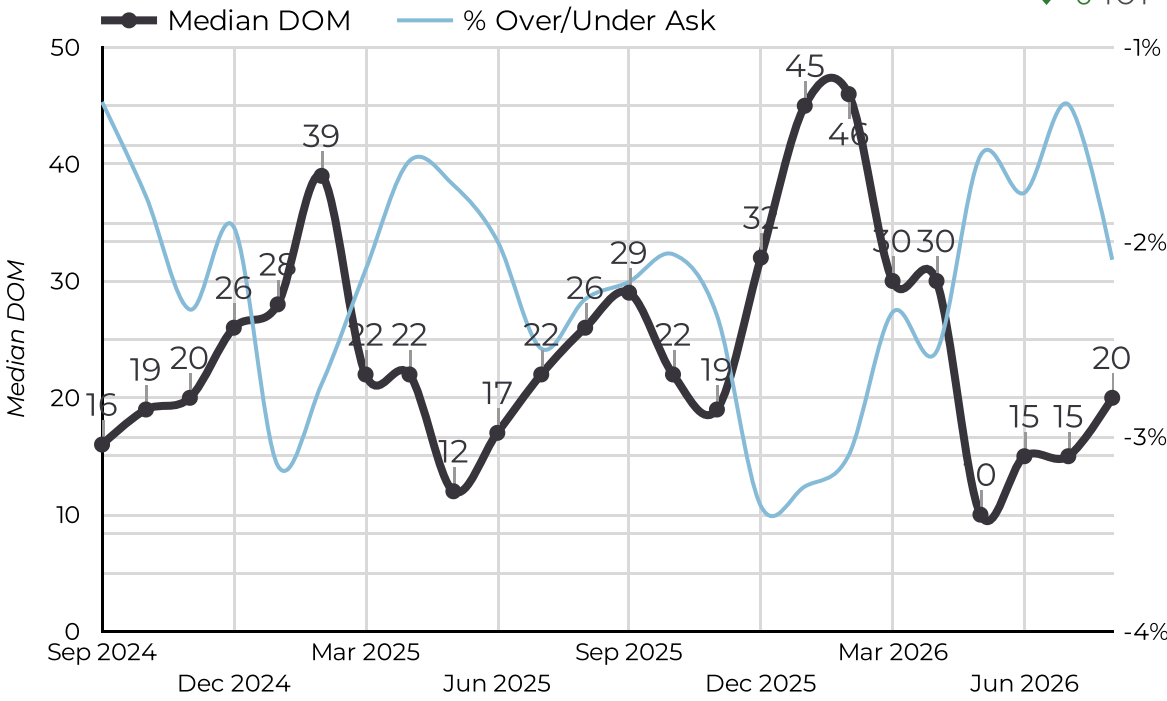
Median Sale	% Δ	Average Sale	% Δ	\$/sqft	Δ
\$758,000	4.7%	\$1,125,900	11.6%	\$586	\$-2,161...

Year to Date

Median Sale	% Δ	Average Sale	% Δ	\$/sqft	Δ
\$725,000	1.3%	\$989,898	0.9%	\$554	\$-311

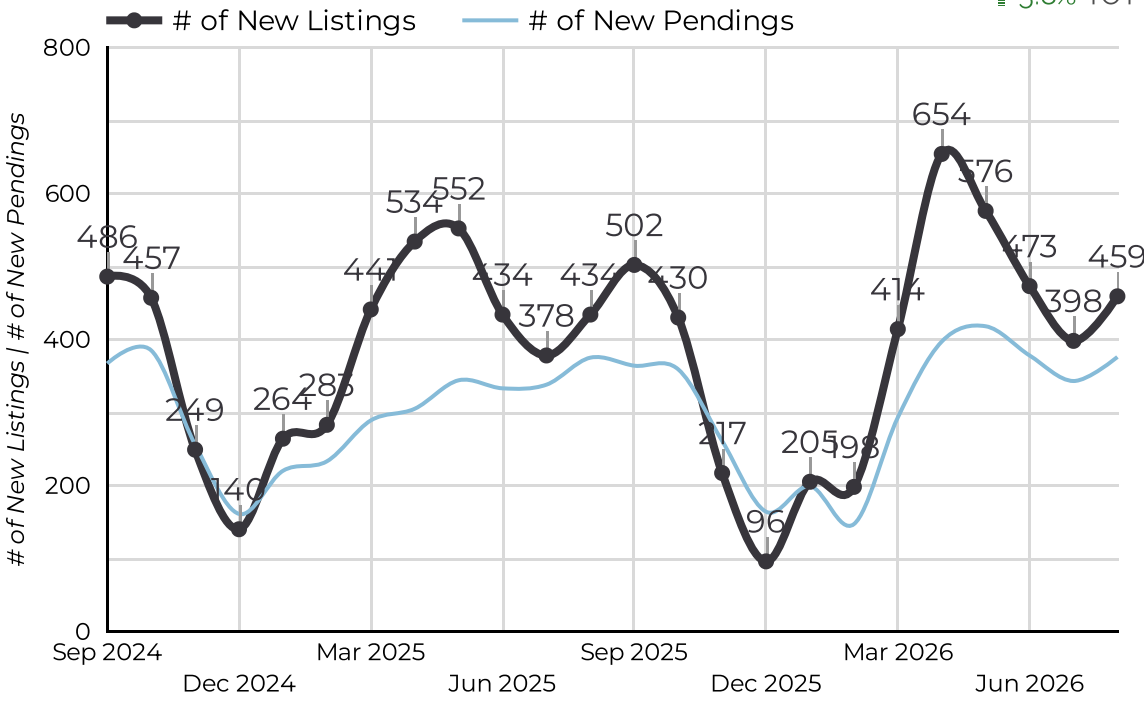
Buyer Demand

Median DOM
20
-6 YOY



Inventory Balance

of New Listings
459
5.8% YOY



August 2026

Median DOM	% Δ	% Over/Under Ask	% Δ
20	-23.1%	-2.1%	8.8%

Year to Date

Median DOM	% Δ	% Over/Under Ask	% Δ
19	-13.6%	-2.1%	7.5%

August 2026

# New Listings	% Δ	# New Pendencies	% Δ	%	Δ
459	5.8%	376	0.3%	82%	-4%

Year to Date

# New Listings	% Δ	# New Pendencies	% Δ	%	Δ
3,377	1.7%	2,551	4.7%	76%	2%

Year to Date By Region

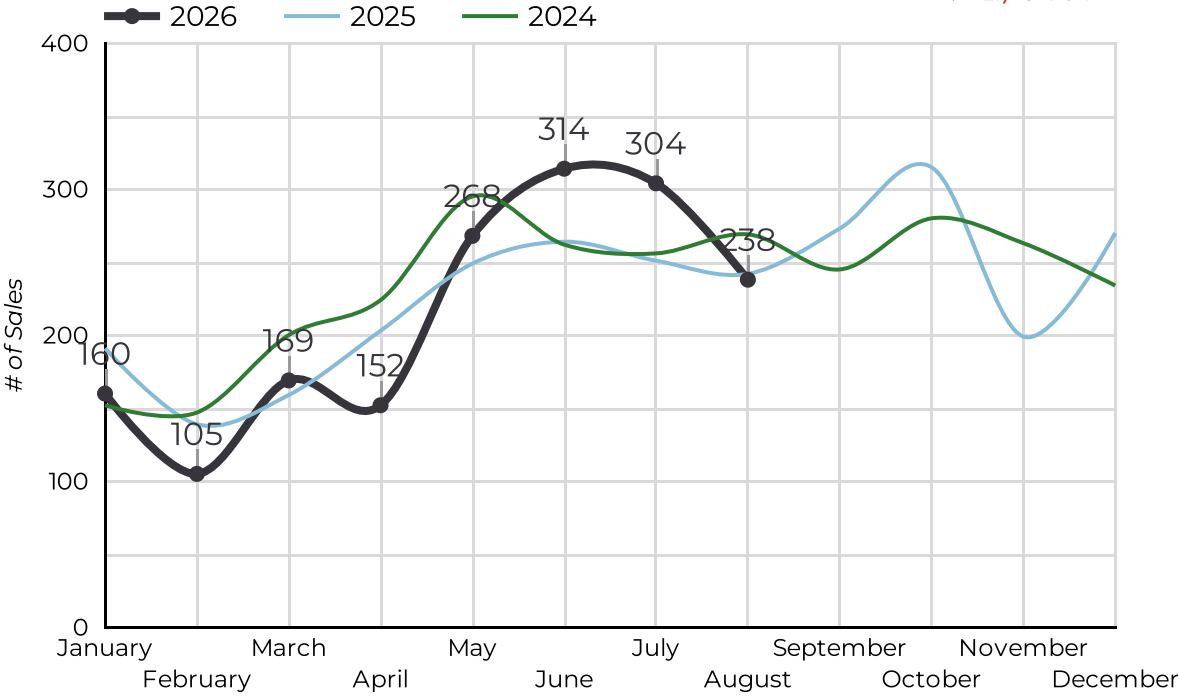
Region	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	840	-0.9%	\$650,000	0.0%	\$501	3.0%	19	0	-2.2%	-0.2%
Upper Cape	765	5.1%	\$730,000	2.1%	\$478	0.8%	20	-5	-1.9%	0.6%
Lower Cape	435	9.0%	\$840,000	0.1%	\$589	-1.5%	16	-2	-1.7%	-0.1%
Outer Cape	212	-3.6%	\$945,000	5.0%	\$956	2.5%	29	-3	-2.9%	0.6%
Grand total	2,252	2.6%	\$725,000	0.8%	\$553	1.0%	19	-3	-2.0%	0.2%

SINGLE FAMILY



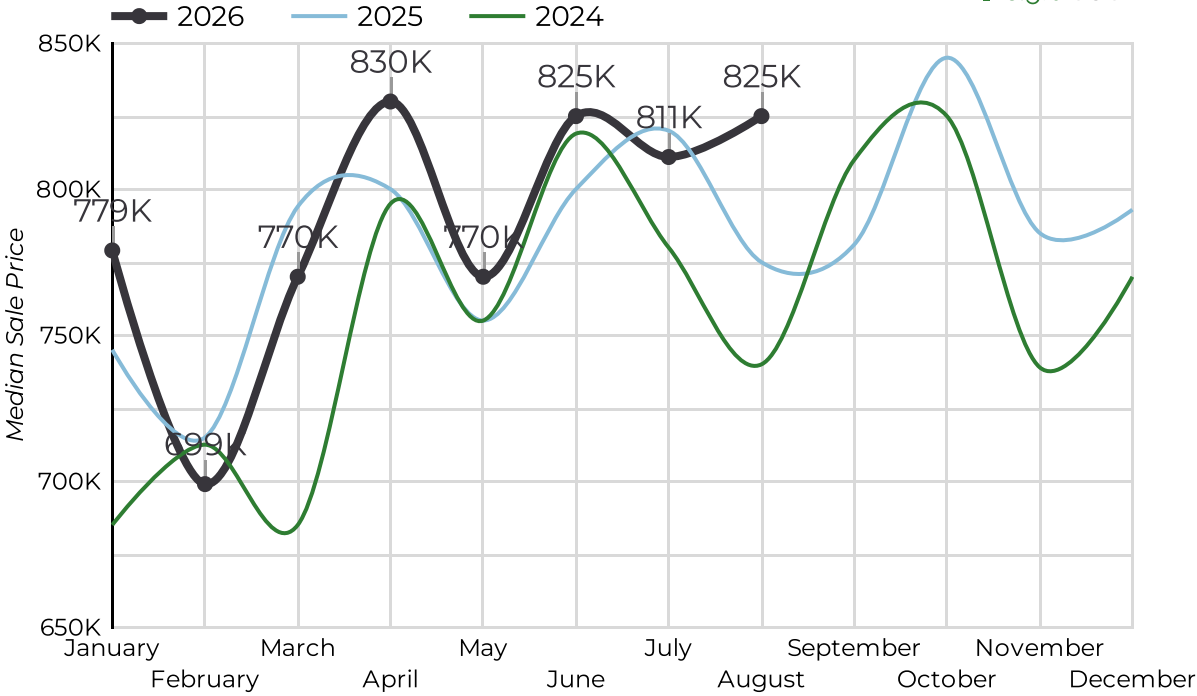
Market Activity

of Sales
238
-1.7% YOY



Market Pricing

Median Sale
\$825,000
6.5% YOY



August 2026

# of Sales	% Δ	\$ Volume	% Δ
238	-1.7%	\$291,378,600	5.4%

Year to Date

\$ of Sales	% Δ	\$ Volume	% Δ
1,710	0.7%	\$1,911,388,309	2.3%

August 2026

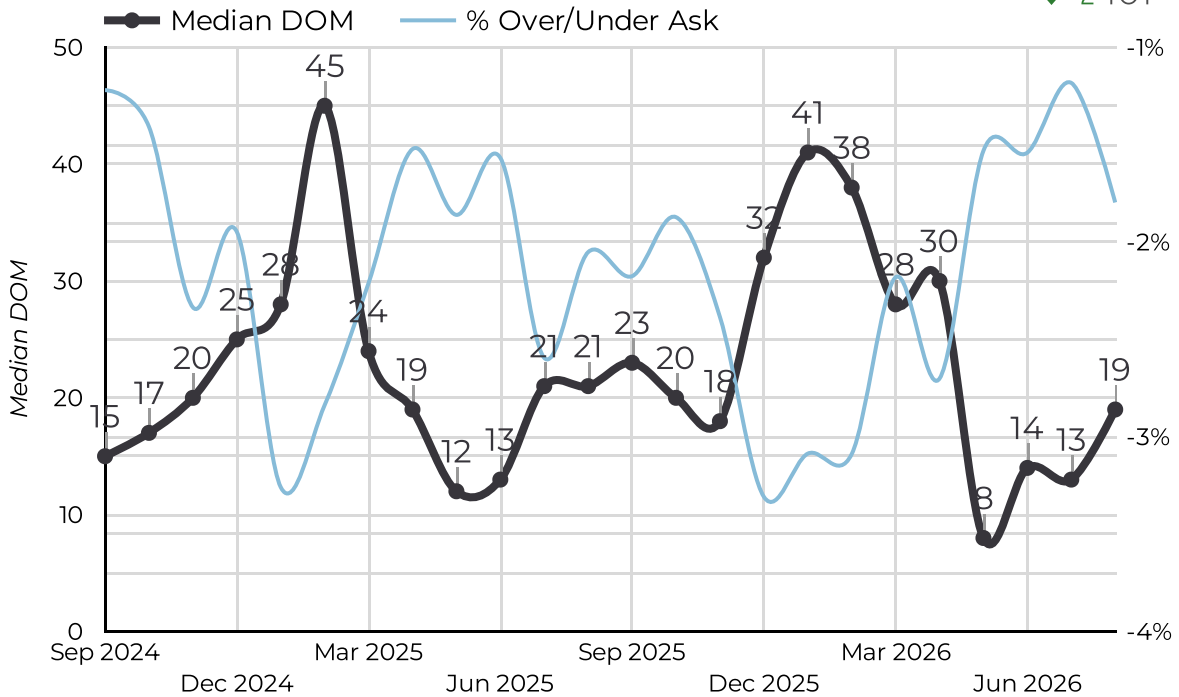
Median Sale	% Δ	Average Sale	% Δ	\$/sqft	Δ
\$825,000	6.5%	\$1,224,280	7.1%	\$594	\$-2,84...

Year to Date

Median Sale	% Δ	Average Sale	% Δ	\$/sqft	Δ
\$799,000	2.6%	\$1,117,771	1.6%	\$553	\$-395

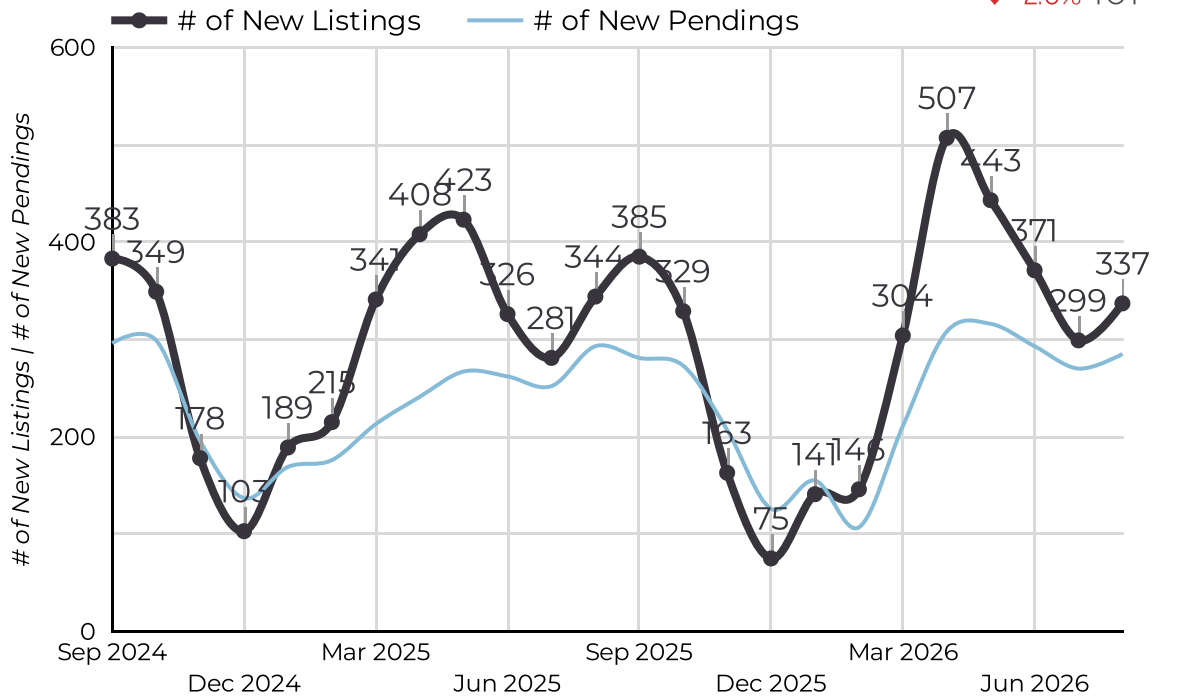
Buyer Demand

Median DOM
19
-2 YOY



Inventory Balance

of New Listings
337
-2.0% YOY



August 2026

Median DOM	% Δ	% Over/Under Ask	% Δ
19	-9.5%	-1.8%	12.4%

Year to Date

Median DOM	% Δ	% Over/Under Ask	% Δ
17	-15.0%	-1.9%	12.1%

August 2026

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
337	-2.0%	285	-2.7%	85%	-1%

Year to Date

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
2,548	0.8%	1,945	3.8%	76%	2%

Year to Date By Region

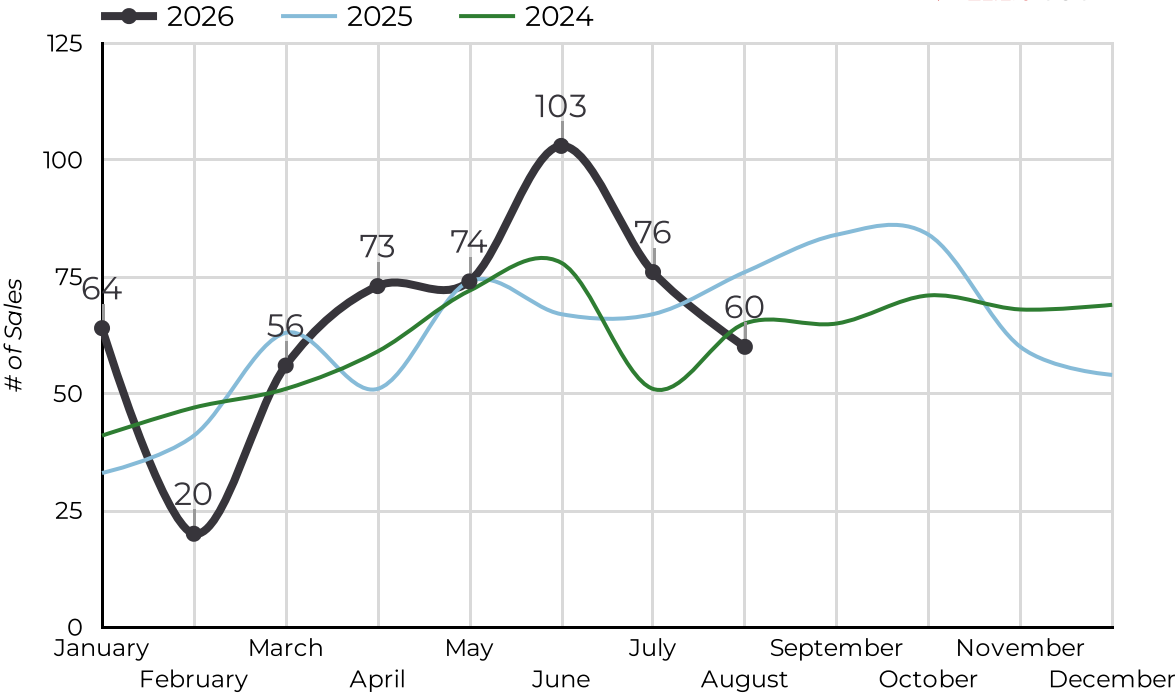
Region	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	665	-4.0%	\$695,000	-0.6%	\$518	4.4%	17	0	-2.1%	-0.3%
Upper Cape	587	3.2%	\$800,000	1.6%	\$502	1.9%	18	-4	-1.7%	0.7%
Lower Cape	326	7.6%	\$955,000	-2.1%	\$624	-0.3%	14	-5	-1.6%	0.3%
Outer Cape	128	-3.0%	\$1,010,000	7.6%	\$752	3.2%	27	-4	-2.6%	1.3%
Grand total	1,706	0.5%	\$796,000	2.2%	\$550	2.6%	17	-3	-1.9%	0.3%

CONDO



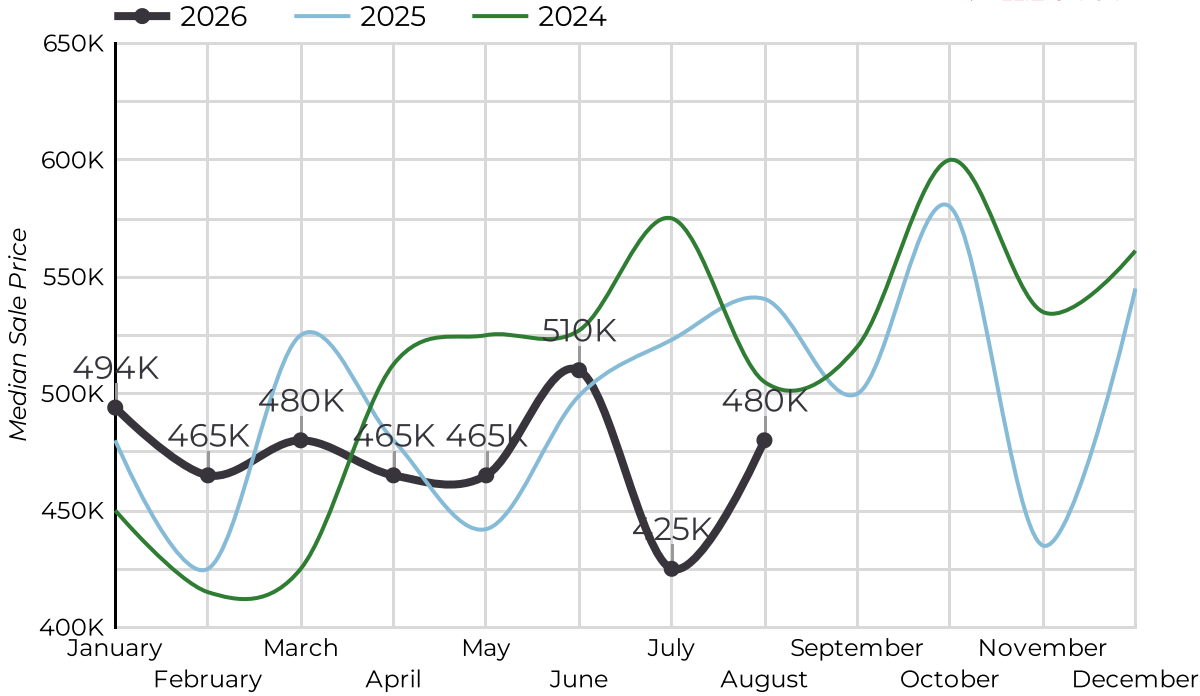
Market Activity

of Sales
60
-21.1% YOY



Market Pricing

Median Sale
\$480,000
-11.2% YOY



August 2026

# of Sales	% Δ	\$ Volume	% Δ
60	-21.1%	\$48,130,200	2.3%

Year to Date

# of Sales	% Δ	\$ Volume	% Δ
526	11.4%	\$321,111,397	12.8%

August 2026

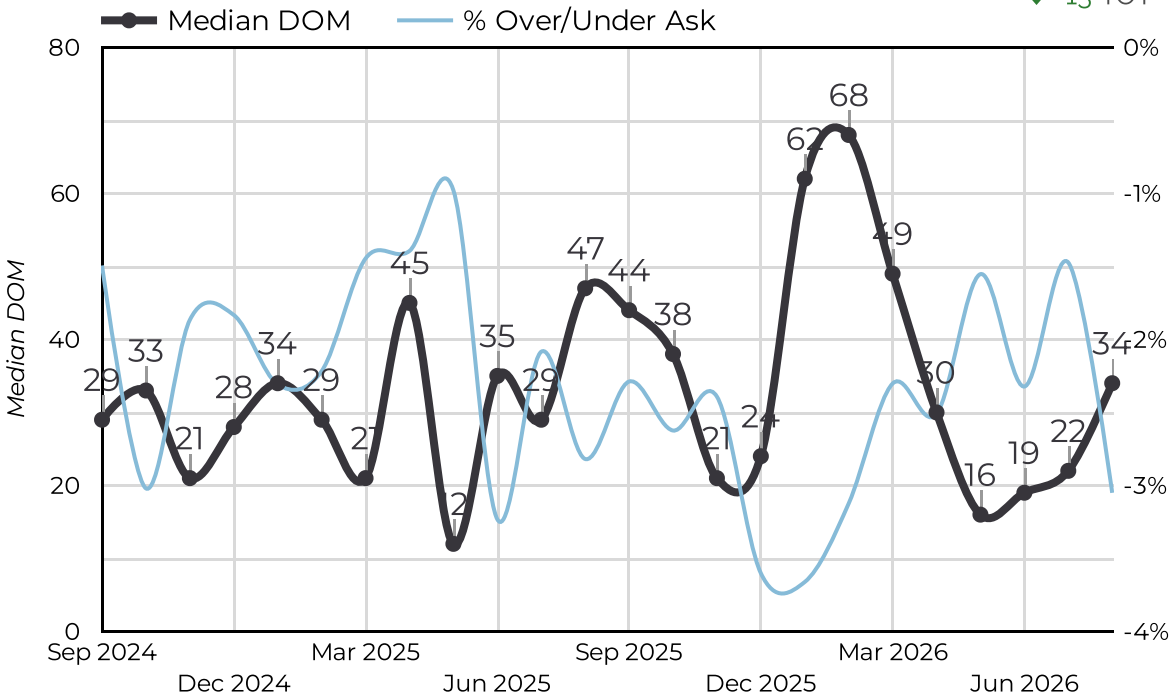
Median Sale	% Δ	Average Sale	% Δ	\$/sqft	Δ
\$480,000	-11.2%	\$802,170	29.5%	\$582	-\$55

Year to Date

Median Sale	% Δ	Average Sale	% Δ	\$/sqft	Δ
\$480,000	-1.8%	\$610,478	1.3%	\$576	-\$30

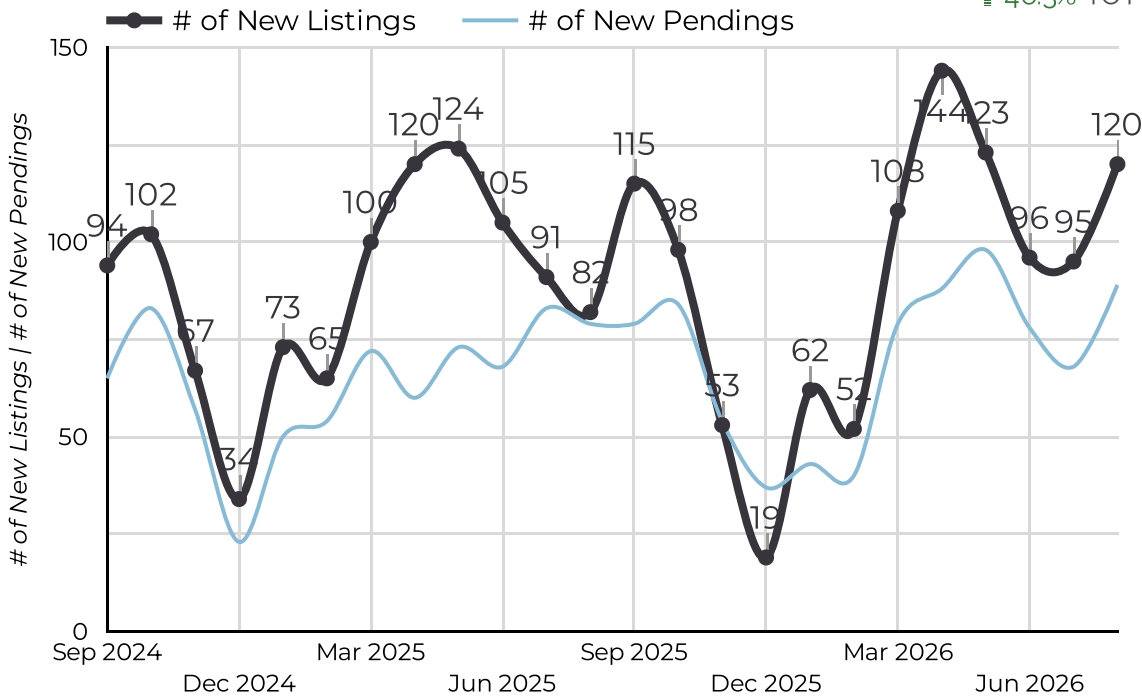
Buyer Demand

Median DOM
34
-13 YOY



Inventory Balance

of New Listings
120
46.3% YOY



August 2026

Median DOM	% Δ	% Over/Under Ask	% Δ
34	-27.7%	-3.1%	-8.2%

Year to Date

Median DOM	% Δ	% Over/Under Ask	% Δ
29	3.6%	-2.4%	-16.1%

August 2026

# New Listings	% Δ	# New Pending	% Δ	%	Δ
120	46.3%	89	12.7%	74%	-22%

Year to Date

# New Listings	% Δ	# New Pending	% Δ	%	Δ
800	5.3%	583	8.2%	73%	2%

Year to Date By Region

Region	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	166	12.9%	\$392,000	5.9%	\$453	-1.2%	22	-6	-2.2%	-0.3%
Lower Cape	109	14.7%	\$440,000	3.5%	\$484	-5.3%	25	10	-2.2%	-1.2%
Upper Cape	167	14.4%	\$525,000	-3.7%	\$409	-4.0%	36	1	-2.2%	0.2%
Outer Cape	82	-2.4%	\$725,000	-17.6%	\$1,292	0.6%	30	-6	-3.4%	-0.4%
Grand total	524	11.0%	\$480,000	-1.8%	\$577	-4.8%	29	1	-2.4%	-0.3%

Cape Cod Market Overview

August 2026



MARKET SEGMENTS

By Region August 2026

Region	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	108	-3.6%	\$660,000	0.0%	\$503	12.1%	19	-7	-1.9%	0.2%
Upper Cape	104	-7.1%	\$789,000	9.0%	\$514	0.2%	19	-3	-1.7%	1.0%
Lower Cape	50	-16.7%	\$890,000	7.2%	\$594	-1.4%	14	-12	-1.4%	-0.4%
Outer Cape	37	2.8%	\$1,100,000	28.7%	\$916	-15.3%	50	21	-3.9%	-0.4%

By Region Year to Date

Region	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	840	-0.9%	\$650,000	0.0%	\$501	3.0%	19	0	-2.2%	-0.2%
Upper Cape	765	5.1%	\$730,000	2.1%	\$478	0.8%	20	-5	-1.9%	0.6%
Lower Cape	435	9.0%	\$840,000	0.1%	\$589	-1.5%	16	-2	-1.7%	-0.1%
Outer Cape	212	-3.6%	\$945,000	5.0%	\$956	2.5%	29	-3	-2.9%	0.6%

By Price Range August 2026

\$	# of Sales	% Δ	Ave Sqft	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
0-\$199k	4	0.0%	721	82.3%	\$155	-50.9%	20	-22	-5.2%	2.4%
\$200k-\$399k	21	-25.0%	905	4.4%	\$393	-6.3%	21	-29	-3.4%	1.1%
\$400k-\$599k	51	-15.0%	1,243	3.9%	\$471	-10.6%	30	2	-2.5%	-0.2%
\$600k-\$799k	90	-5.3%	1,602	-4.8%	\$492	8.4%	20	-4	-1.6%	0.1%
\$800k-\$999K	42	-2.3%	1,976	6.7%	\$502	-9.5%	19	5	-1.8%	-1.7%
\$1M-\$1.19M	20	-13.0%	2,168	12.1%	\$581	-10.1%	11	-9	-0.4%	2.5%
\$1.2M-\$1.39M	10	0.0%	2,635	-1.8%	\$533	11.0%	42	33	-1.3%	0.7%
\$1.4M-\$1.99M	26	0.0%	2,957	2.6%	\$625	-6.1%	14	-31	-2.2%	0.5%
\$2M-\$2.99M	16	-23.8%	2,655	-4.4%	\$1,028	3.1%	21	-1	-0.7%	0.9%
\$3M+	19	90.0%	3,738	-8.9%	\$1,234	-7.5%	16	-21	-4.0%	4.4%

By Price Range Year to Date

\$	# of Sales	% Δ	Ave Sqft	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
0-\$199k	30	-21.1%	534	14.1%	\$317	-6.8%	24	-18	-4.9%	1.9%
\$200k-\$399k	176	2.9%	893	2.4%	\$432	0.8%	23	-4	-2.5%	0.1%
\$400k-\$599k	490	0.0%	1,252	1.4%	\$467	-1.0%	22	2	-1.9%	-0.4%
\$600k-\$799k	623	5.4%	1,604	-1.8%	\$484	2.8%	16	-1	-1.2%	0.1%
\$800k-\$999K	311	0.0%	1,987	2.8%	\$514	-4.6%	14	-4	-1.6%	-0.4%
\$1M-\$1.19M	144	-1.4%	2,158	0.1%	\$579	-7.4%	23	-2	-3.8%	-0.4%
\$1.2M-\$1.39M	116	2.7%	2,280	-5.1%	\$660	12.0%	15	-11	-0.9%	1.5%
\$1.4M-\$1.99M	175	11.5%	2,732	-2.8%	\$684	0.4%	20	-18	-2.1%	1.9%
\$2M-\$2.99M	106	-2.8%	3,077	-5.9%	\$906	5.4%	27	-14	-3.0%	0.6%
\$3M+	81	17.4%	4,123	-7.8%	\$1,158	0.6%	53	9	-5.7%	0.6%

By Type August 2026

Type	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Condominium	60	-21.1%	\$480,000	-11.2%	\$582	-8.7%	34	-13	-3.1%	-0.2%
Single Family Residence	235	-2.5%	\$816,900	4.9%	\$578	3.9%	19	-3	-1.7%	0.4%

By Type Year to Date

Type	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Condominium	524	11.0%	\$480,000	-1.8%	\$577	-4.8%	29	1	-2.4%	-0.3%
Single Family Residence	1,706	0.5%	\$796,000	2.2%	\$550	2.6%	17	-3	-1.9%	0.3%

Cape Cod Market Overview

August 2026



MARKET SEGMENTS

By Beds August 2026

Beds	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
1	11	-47.6%	\$410,000	-1.2%	\$8...	-7.2%	20	-27	-2.0%	3.7%
2	87	0.0%	\$555,000	-3.5%	\$505	-3.6%	26	-9	-2.8%	-0.7%
3	125	-11.3%	\$765,000	1.1%	\$538	4.7%	18	-3	-1.3%	0.1%
4	56	0.0%	\$1,400,000	9.8%	\$676	18.1%	18	-10	-2.6%	0.2%
5	16	45.5%	\$1,725,000	-30.3%	\$673	-12.9%	15	-53	-1.9%	4.4%

By Beds Year to Date

Beds	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
1	111	0.9%	\$375,000	2.7%	\$899	5.0%	19	-18	-1.7%	1.8%
2	665	6.7%	\$545,000	1.9%	\$511	-3.7%	21	2	-1.8%	0.0%
3	970	2.1%	\$769,000	1.2%	\$527	2.3%	16	-2	-1.8%	-0.2%
4	382	-2.1%	\$1,076,000	7.1%	\$545	5.4%	21	-5	-2.5%	0.8%
5	91	0.0%	\$1,753,000	-7.7%	\$645	-0.7%	38	-4	-4.0%	0.1%

By Town August 2026

Town	# of Sales ▾	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Barnstable	45	-11.8%	\$705,000	-1.4%	\$494	13.8%	19	-8	-2.5%	-0.8%
Yarmouth	34	13.3%	\$600,000	7.3%	\$426	-1.6%	15	-6	-1.6%	0.1%
Falmouth	33	-23.3%	\$1,125,000	22.3%	\$565	-6.1%	15	3	-1.0%	1.7%
Dennis	29	-6.5%	\$550,000	-14.9%	\$606	24.5%	22	-4	-1.4%	2.0%
Sandwich	26	18.2%	\$710,000	11.1%	\$460	-10.8%	19	12	-1.2%	0.4%
Mashpee	25	-10.7%	\$710,000	-1.9%	\$504	14.7%	19	-20	-3.0%	-0.2%
Bourne	20	5.3%	\$725,000	8.2%	\$514	22.4%	34	2	-2.0%	1.7%
Brewster	17	-22.7%	\$792,000	18.2%	\$528	9.9%	12	-21	0.5%	1.9%
Harwich	16	-5.9%	\$679,000	-18.2%	\$664	4.2%	15	-2	-2.3%	-3.0%
Provincetown	13	-23.5%	\$1,750,000	52.2%	\$1,326	-17.2%	63	24	-6.3%	-1.5%
Wellfleet	10	150.0%	\$949,000	-18.5%	\$789	19.7%	14	3	-1.6%	-2.4%
Orleans	9	12.5%	\$975,000	14.7%	\$554	-28.6%	20	-27	-1.3%	3.1%
Eastham	8	-20.0%	\$719,900	5.9%	\$508	-8.7%	52	25	-1.4%	0.0%
Chatham	8	-38.5%	\$950,000	-9.5%	\$639	-2.8%	13	5	-4.0%	-3.3%
Truro	6	20.0%	\$757,500	175.5%	\$784	11.5%	31	-16	-5.8%	0.9%

By Town Year to Date

Town	# of Sales ▾	% Δ	Median Sale	% Δ	\$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Barnstable	368	-4.4%	\$710,000	-0.4%	\$504	3.8%	23	2	-2.6%	-0.6%
Yarmouth	258	-0.8%	\$600,000	3.4%	\$454	-2.6%	16	-4	-1.5%	0.2%
Falmouth	254	-3.4%	\$879,000	2.8%	\$521	-2.9%	15	-11	-1.7%	0.8%
Mashpee	230	22.3%	\$662,500	-0.4%	\$477	5.3%	26	-5	-2.5%	0.6%
Dennis	214	5.4%	\$620,000	2.5%	\$554	7.7%	15	-1	-2.1%	-0.1%
Sandwich	166	-0.6%	\$730,000	0.7%	\$451	-3.9%	19	3	-1.8%	0.1%
Harwich	140	16.7%	\$730,000	-3.9%	\$555	7.2%	15	2	-1.0%	0.2%
Brewster	116	0.0%	\$744,000	6.3%	\$507	-2.0%	13	-2	-0.8%	-0.8%
Bourne	115	4.5%	\$670,000	12.6%	\$422	15.0%	25	-1	-1.2%	1.1%
Chatham	104	7.2%	\$1,330,000	1.6%	\$773	-2.3%	16	-10	-3.2%	0.1%
Provincetown	76	-10.6%	\$1,175,000	2.2%	\$1,453	2.7%	30	-6	-3.6%	0.4%
Orleans	75	13.6%	\$835,000	-12.1%	\$523	-12.8%	34	18	-2.5%	0.8%
Eastham	60	-13.0%	\$820,000	4.5%	\$614	4.7%	22	-3	-2.0%	0.3%
Wellfleet	40	17.6%	\$903,000	-4.9%	\$722	26.2%	19	-11	-1.3%	2.0%
Truro	36	12.5%	\$799,000	-9.7%	\$736	-5.6%	48	2	-4.6%	0.3%