

Q2 2026 Cape Cod & Islands Residential Quarterly Report



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Q2 2026 Cape Cod Market Overview

Cape Cod & Islands MLS

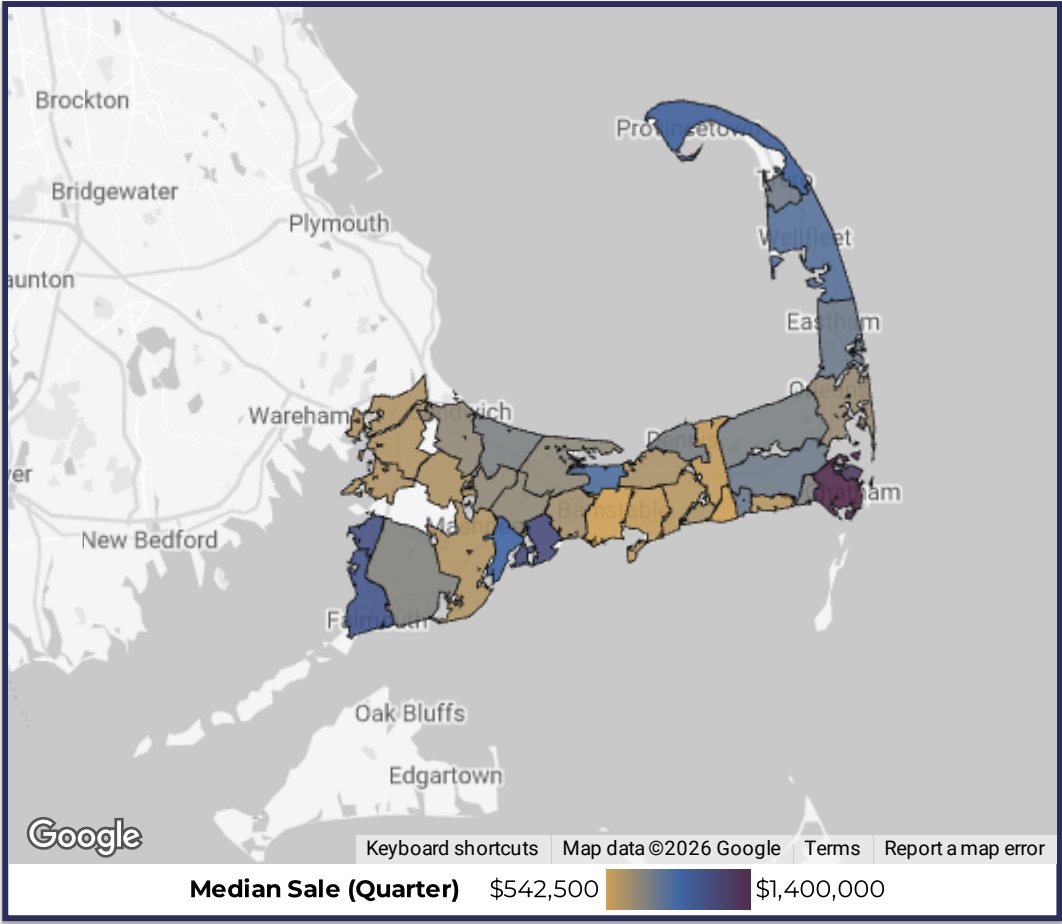


Q2 2026 Sales Summary

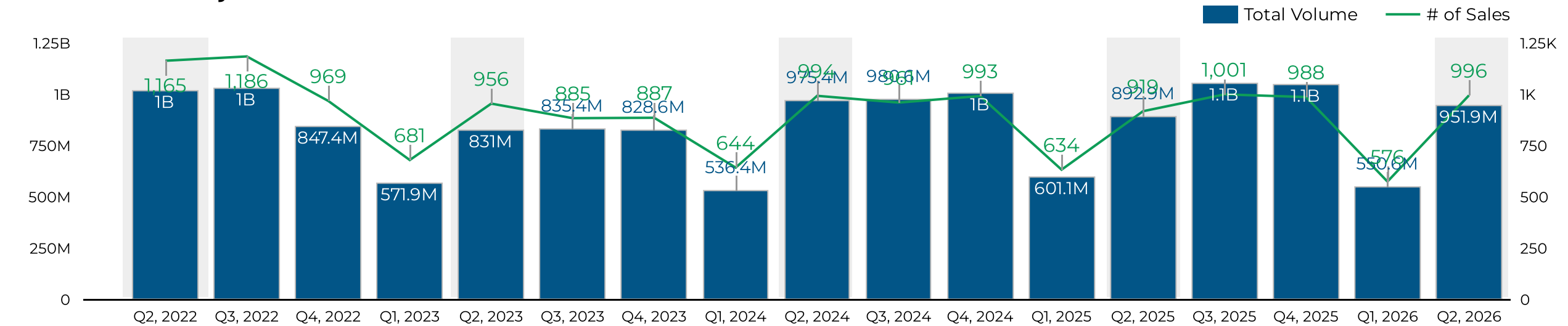
Market Activity

# of Sales	Total Volume	Median Sale Price	Average Sale Price	\$/sqft (med)
996	951.87M	\$725,000	\$955,691	\$481
8.4% from 2025	6.6% from 2025	1.4% from 2025	-1.6% from 2025	3.2% from 2025

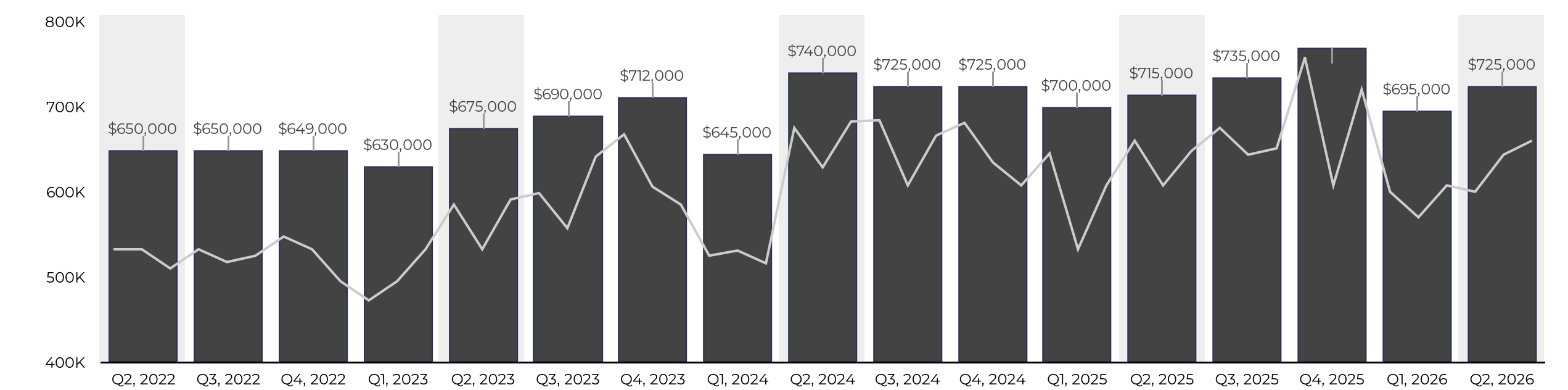
Sqft	# of Sales	% Δ	Median Sale	% Δ	\$/sqft	% Δ
0-999	170	9.7% ↑	\$480,000	8.0% ↑	\$666	6.2% ↑
1000-1999	497	6.0% ↑	\$649,900	-1.5% ↓	\$462	1.0% ↑
2000-2999	232	20.8% ↑	\$1,005,000	3.1% ↑	\$430	4.5% ↑
3000-3999	60	0.0%	\$1,590,000	-9.4% ↓	\$476	-5.9% ↓
4000+	37	-14.0% ↓	\$2,650,000	-1.7% ↓	\$530	-1.3% ↓
Grand total	996	8.4% ↑	\$725,000	1.4% ↑	\$481	3.2% ↑
Single Family	734	2.7% ↑	\$799,000	1.8% ↑	\$487	3.5% ↑
Condominium	250	30.2% ↑	\$489,000	7.0% ↑	\$450	3.6% ↑
Mobile Home	12	0.0%	\$109,000	21.1% ↑	\$184	10.0% ↑
Grand total	996	8.4% ↑	\$725,000	1.4% ↑	\$481	3.2% ↑



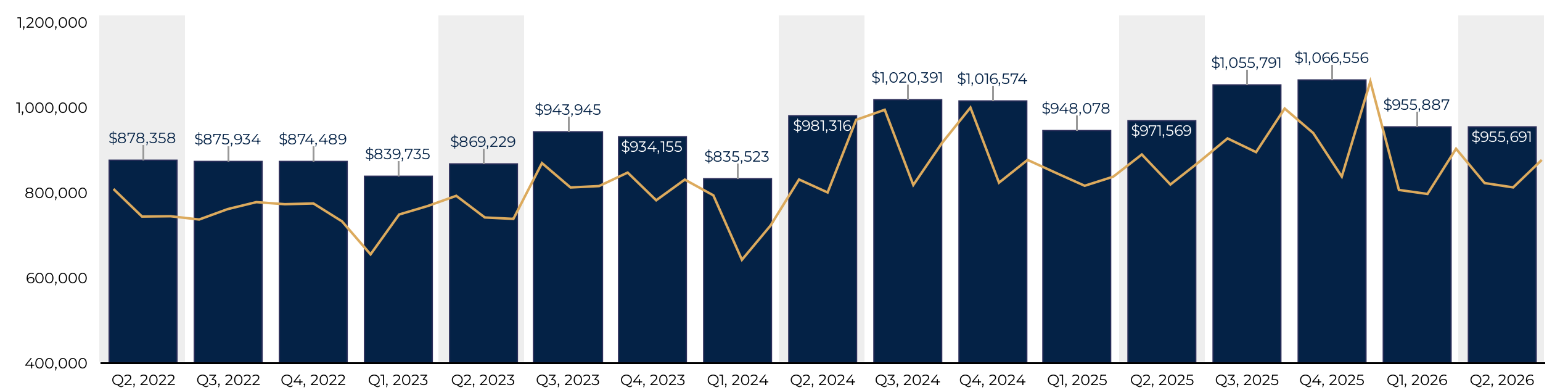
Market Activity



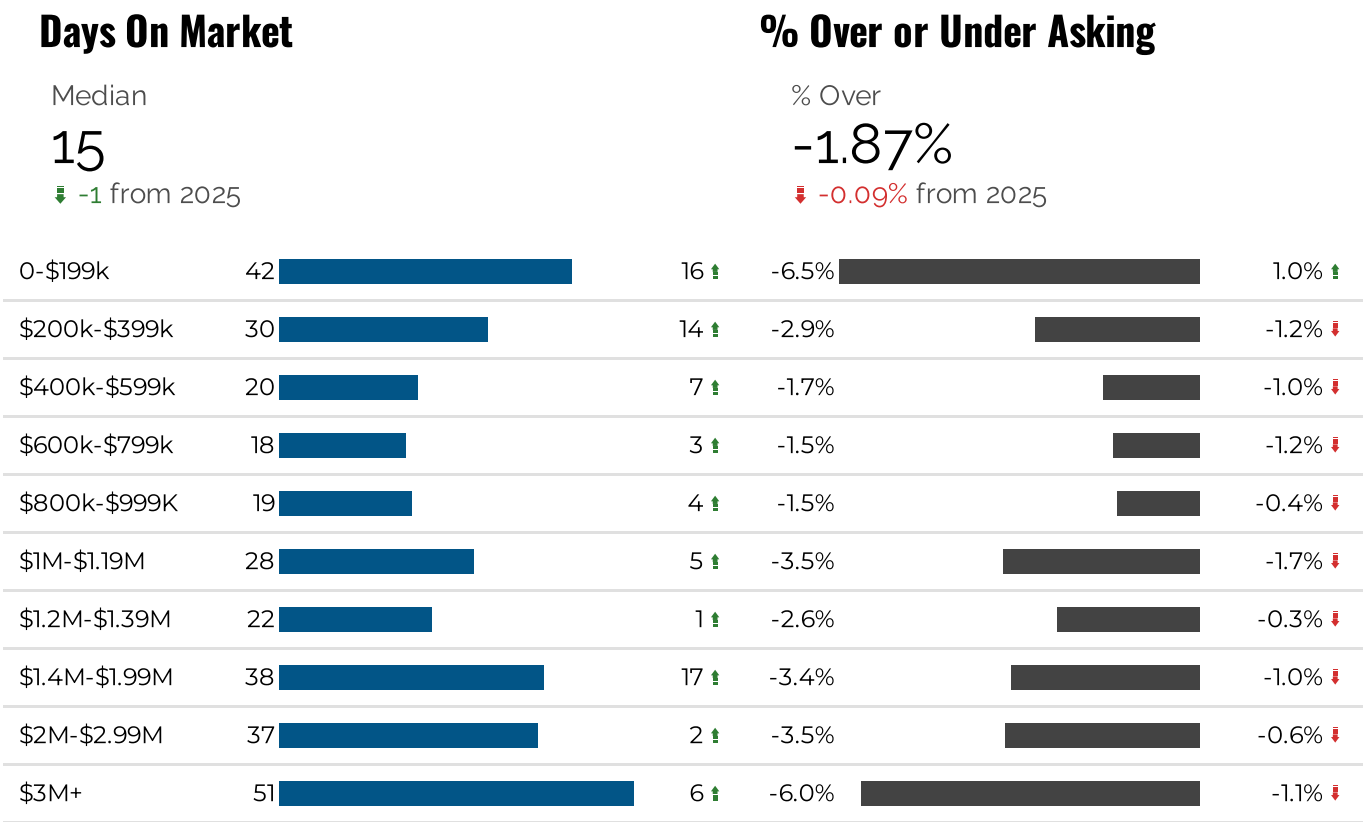
Median Sale Price



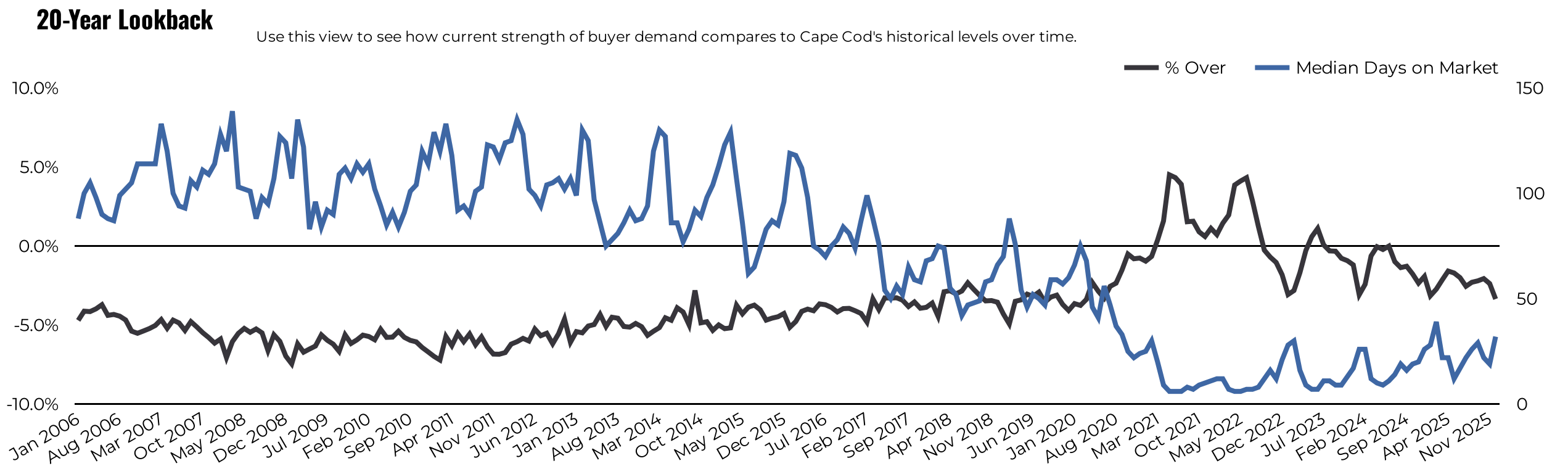
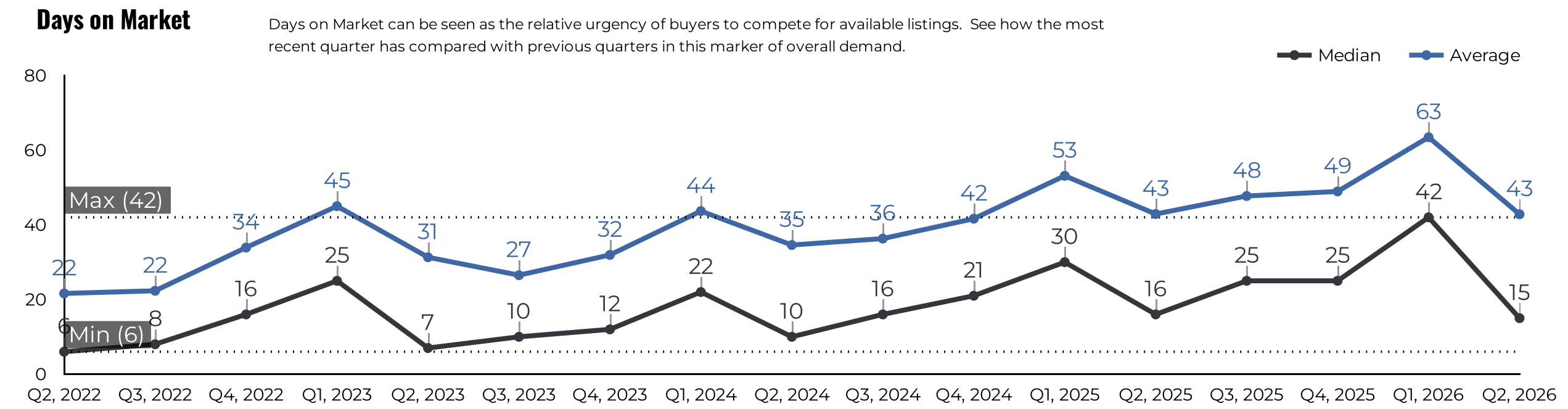
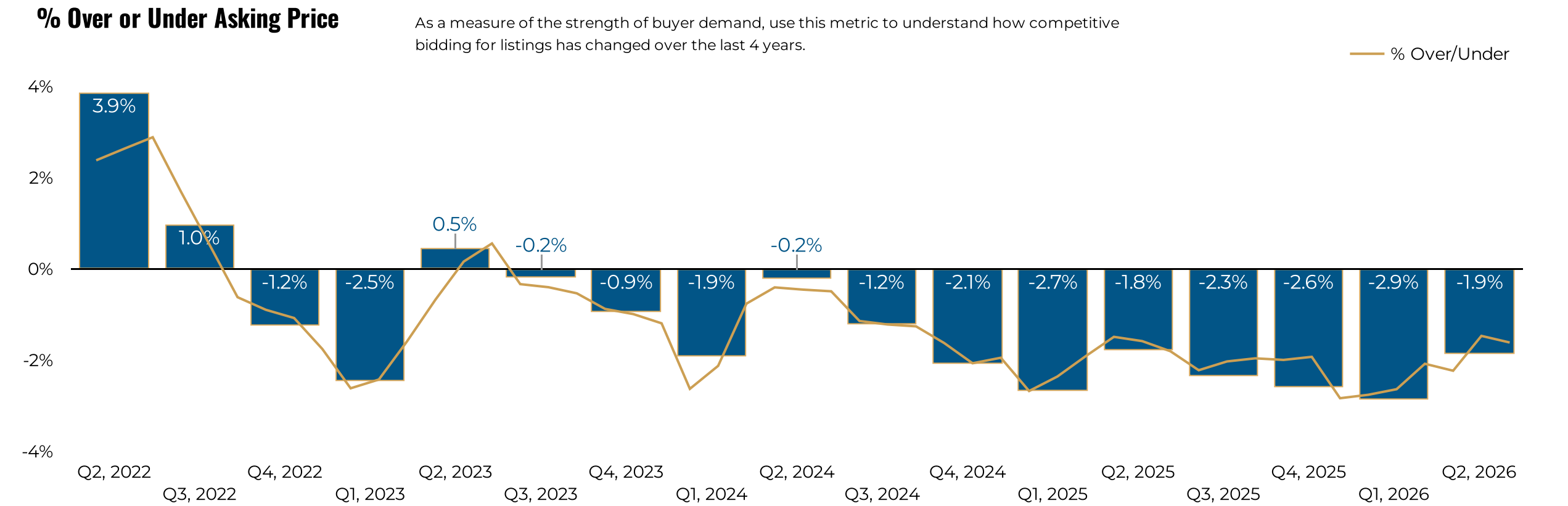
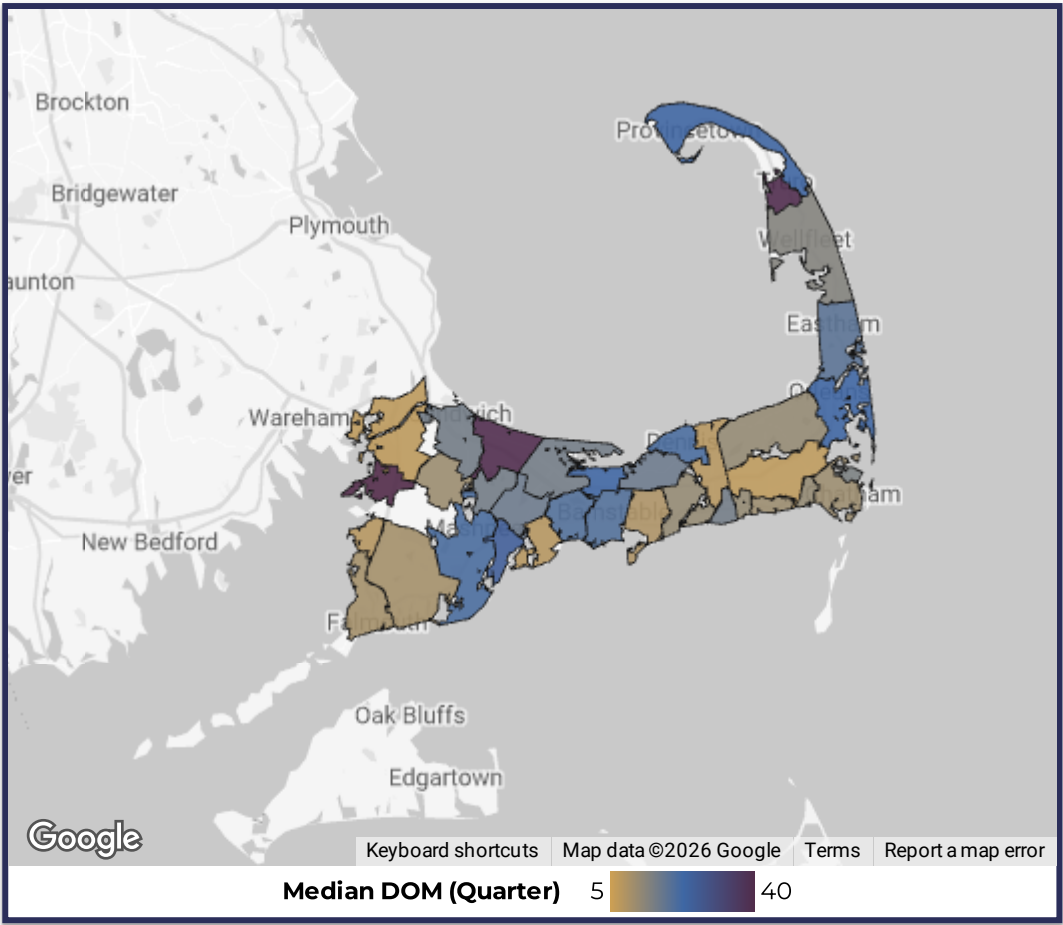
Average Sale Price



Q2 2026 Buyer Demand Summary



*In order eliminate outliers and show a more accurate picture of the market, sales on the market longer than 365 days have been filtered out on all buyer demand metrics on this page.



Q2 2026 Inventory Summary

New Listing Activity

of New Listings
1,702
12.0% from 2025

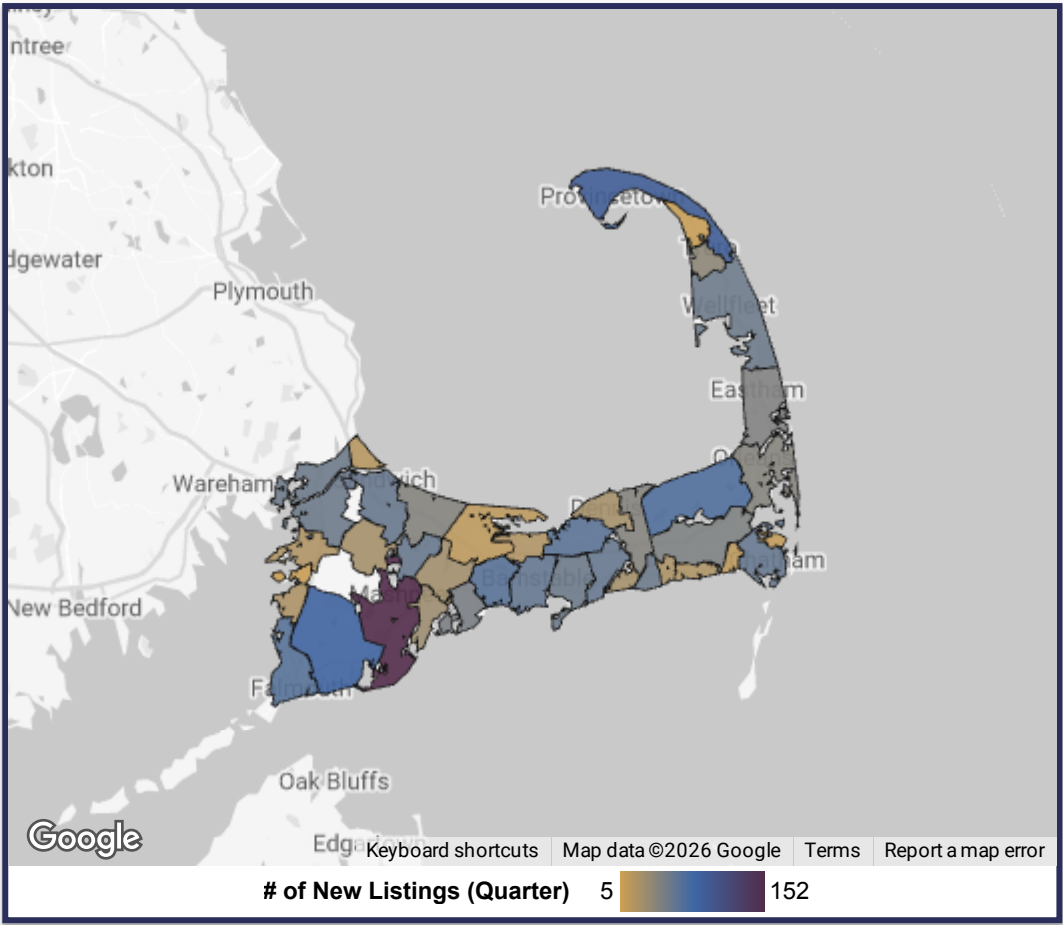
New Contract Activity

of New Contracts
1,199
22.2% from 2025

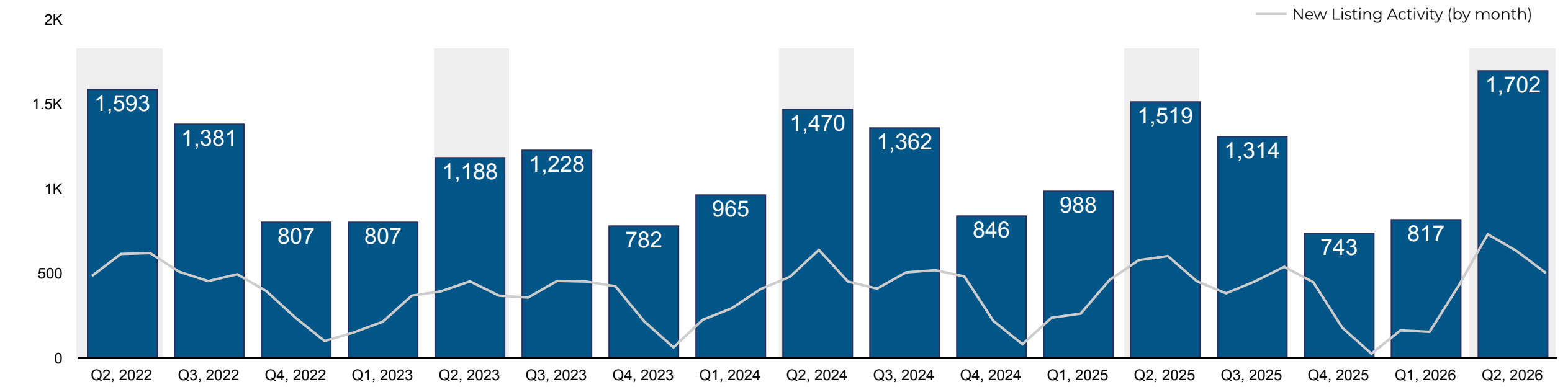
*# of listings that went under agreement by PurchaseContractDate

Beds	# of New Listings	% Δ	# of New Contracts	% Δ
1	87	-8.4%	55	17.0%
2	451	10.5%	342	21.3%
3	721	15.0%	534	25.4%
4	303	5.9%	193	10.9%
5	90	32.4%	51	50.0%

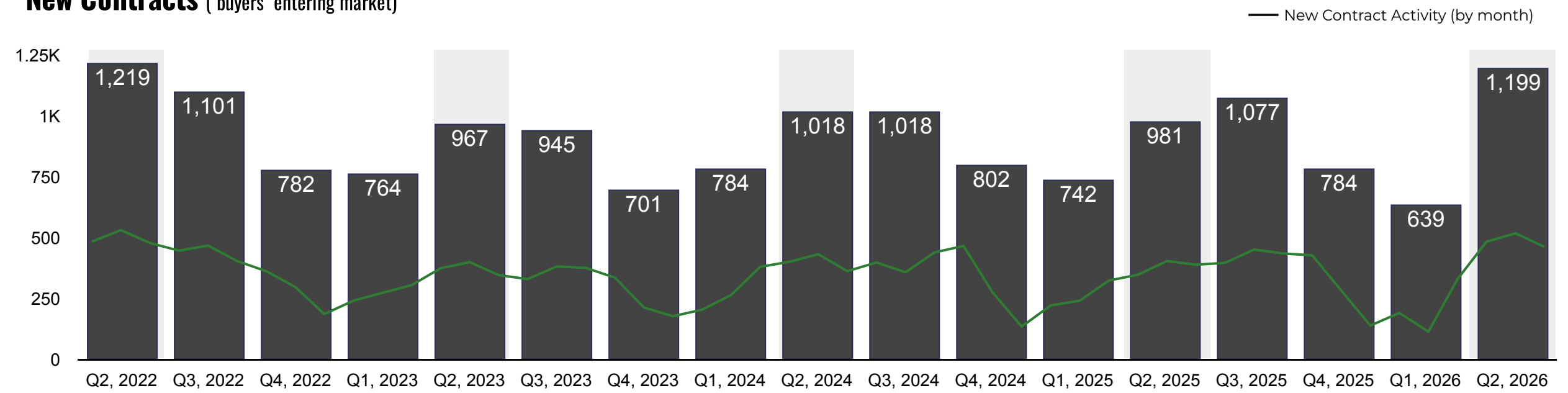
Type	# of New Listings	% Δ	# of New Contracts	% Δ
Condominium	358	3.5%	262	31.7%
Single Family Residence	1,276	13.5%	901	19.7%



New Listings ("sellers" entering market)



New Contracts ("buyers" entering market)



Supply and Demand By Price Range

Asking Price	# of New Listings	% Δ	# of New Contracts	% Δ	% Contracts/Listings	Δ
0-\$199k	26	23.8%	18	0.0%	69%	-16%
\$200k-\$399k	108	-7.7%	89	30.9%	82%	24%
\$400k-\$599k	267	-7.9%	241	14.2%	90%	18%
\$600k-\$799k	467	18.2%	323	27.2%	69%	5%
\$800k-\$999K	239	11.2%	163	3.2%	68%	-5%
\$1M-\$1.19M	111	33.7%	77	35.1%	69%	1%
\$1.2M-\$1.39M	99	25.3%	66	17.9%	67%	-4%
\$1.4M-\$1.99M	176	33.3%	109	41.6%	62%	4%
\$2M-\$2.99M	112	7.7%	61	19.6%	54%	5%
\$3M+	97	16.9%	52	67.7%	54%	16%
Grand total	1,702	12.0%	1,199	22.2%	69%	5%

Q2 2026 Market Segments

Sales By Region

Regions	# of Sales ▾	% Δ	Total \$ Volume	% Δ	Median Sale	% Δ	Average Sale	% Δ	Median DOM	Δ
Mid-Cape	389 	0.8% 	\$331,743,774	4.8% 	\$650,000 	0.0%	\$852,812	4.0% 	15	3 
Upper Cape	335 	15.1% 	\$303,874,330	8.3% 	\$710,000 	-0.7% 	\$907,088	-5.9% 	16	-5 
Lower Cape	183 	18.1% 	\$219,510,076	13.3% 	\$855,000 	0.5% 	\$1,199,509	-4.0% 	12	0
Outer Cape	89 	2.3% 	\$96,740,000	-5.3% 	\$903,000 	-3.8% 	\$1,086,966	-7.4% 	20	-21 

Sales By Village

Village	# of Sales ▾	% Δ	Total \$ Volume	% Δ	Median Sale	% Δ	Average Sale	% Δ	Median DOM	Δ
Mashpee	111 	50.0% 	\$97,975,130	29.2% 	\$629,000 	-4.7% 	\$882,659	-13.8% 	21	-6 
Brewster	51 	2.0% 	\$46,210,025	4.9% 	\$790,000 	-1.3% 	\$906,079	2.9% 	12	3 
Sandwich	44 	10.0% 	\$39,704,900	6.2% 	\$725,000 	-17.1% 	\$902,384	-3.5% 	16	3 
Hyannis	44 	18.9% 	\$23,616,100	-2.0% 	\$543,500 	-8.7% 	\$536,730	-17.6% 	20	12 
West Yarmouth	43 	-8.5% 	\$27,841,850	-13.6% 	\$580,000 	7.4% 	\$647,485	-5.6% 	9	-16 
Centerville	41 	-2.4% 	\$39,221,235	2.8% 	\$673,000 	2.0% 	\$956,615	5.3% 	20	9 
South Yarmouth	39 	5.4% 	\$25,281,099	1.1% 	\$610,000 	3.6% 	\$648,233	-4.1% 	12	4 
Yarmouth Port	36 	24.1% 	\$24,066,650	-19.7% 	\$650,000 	-7.1% 	\$668,518	-35.3% 	17	-7 
Provincetown	36 	12.5% 	\$43,506,500	-9.0% 	\$1,020,000 	-7.3% 	\$1,208,514	-19.1% 	23	-22 
Dennis Port	35 	-7.9% 	\$19,252,400	7.2% 	\$542,500 	40.9% 	\$550,069	16.4% 	16	1 
East Falmouth	33 	-41.1% 	\$32,218,300	-38.7% 	\$765,000 	11.7% 	\$976,312	4.1% 	44	12 
Harwich	33 	3.1% 	\$33,987,901	26.3% 	\$825,000 	10.0% 	\$1,029,936	22.5% 	7	-3 
Chatham	32 	45.5% 	\$67,484,650	21.0% 	\$1,400,000 	6.1% 	\$2,108,895	-16.8% 	11	-13 
Orleans	30 	15.4% 	\$26,498,500	-15.4% 	\$705,000 	-25.8%...	\$883,283	-26.7% 	23	10 
Falmouth	26 	13.0% 	\$30,253,500	-17.4% 	\$990,000 	-15.7% 	\$1,163,596	-26.9% 	9	-10 
Teaticket	26 	420.0% 	\$19,930,000	446.6%...	\$745,000 	5.7% 	\$766,538	5.1% 	7	-3 
Eastham	25 	-21.9% 	\$27,400,500	-6.0% 	\$830,000 	0.6% 	\$1,096,020	20.3% 	19	-4 
South Dennis	25 	13.6% 	\$15,875,100	53.3% 	\$579,000 	12.4% 	\$635,004	34.9% 	8	3 
Osterville	24 	41.2% 	\$43,449,000	61.9% 	\$1,168,500 	-19.4% 	\$1,810,375	14.7% 	8	4 
Marstons Mills	20 	-20.0% 	\$24,096,800	-4.3% 	\$729,900 	0.1% 	\$1,204,840	19.6% 	17	4 
East Dennis	20 	81.8% 	\$21,917,000	96.5% 	\$945,000 	14.5% 	\$1,095,850	8.1% 	5	-4 
Dennis	18 	20.0% 	\$18,161,540	9.3% 	\$794,500 	-11.7% 	\$1,008,974	-8.9% 	21	5 
Buzzards Bay	18 	63.6% 	\$11,839,300	95.4% 	\$675,000 	16.4% 	\$657,739	19.4% 	6	-7 
Cotuit	17 	-10.5% 	\$22,299,000	23.5% 	\$999,500 	26.4% 	\$1,311,706	38.0% 	25	17 
Wellfleet	15 	15.4% 	\$16,206,000	-3.3% 	\$903,000 	-17.9% 	\$1,080,400	-16.2% 	14	-45 
Harwich Port	15 	50.0% 	\$16,494,000	9.3% 	\$610,000 	-3.9% 	\$1,099,600	-27.1% 	11	4 
East Sandwich	14 	0.0%	\$14,009,100	-1.5% 	\$785,000 	-3.7% 	\$1,000,650	-1.5% 	39	18 
Forestdale	13 	0.0%	\$8,712,500	-9.3% 	\$635,000 	-8.6% 	\$670,192	-9.3% 	11	2 
North Falmouth	12 	20.0% 	\$14,822,000	74.1% 	\$1,130,000 	61.4% 	\$1,235,167	45.1% 	8	-1 
Bourne	12 	50.0% 	\$7,747,400	105.5% 	\$525,000 	16.4% 	\$645,617	37.0% 	7	-2 
Truro	10 	0.0%	\$8,826,000	4.8% 	\$825,000 	2.1% 	\$882,600	4.8% 	39	12 
Barnstable	10 	-33.3% 	\$11,190,500	-30.4% 	\$849,000 	-16.8% 	\$1,119,050	4.4% 	8	-15 
Others	68 	655.6% 	\$71,773,700	1,074.1%...	\$761,000 	20.8% 	\$1,055,496	55.4% 	15	-2 
Grand total	996	8.4% 	\$951,868,180	6.6% 	\$725,000	1.4% 	\$955,691	-1.6% 	15	-1 

Sales By Type

Type	# of Sales ▲	% Δ	Volume	% Δ	Median Sale	% Δ	Average Sale	% Δ	Median DOM	Δ
Condominium	250 	30.2% 	150.4M	30.1% 	\$489,000 	7.0% 	\$601,577	-0.1% 	21	-4 
Single Family Residence	734 	2.7% 	799.9M	3.1% 	\$799,000 	1.8% 	\$1,089,717	0.4% 	12	-1 

Sales By Bedcount

Beds	# of Sales	% Δ	Total \$ Volume	% Δ	Median Sale	% Δ	Average Sale	% Δ	Median DOM	Δ
1	51	21.4% 	\$26,143,951	47.8% 	\$375,000	11.9% 	\$512,626	21.7% 	14	-13
2	309	14.4% 	\$189,028,990	12.8% 	\$561,000	4.9% 	\$611,744	-1.4% 	17	4
3	427	7.0% 	\$400,166,739	9.1% 	\$769,000	0.0%	\$937,159	1.9% 	12	0
4	156	-6.0% 	\$219,404,000	-1.7% 	\$1,145,000	8.5% 	\$1,406,436	4.6% 	17	-5
5	40	17.6% 	\$80,043,500	-7.0% 	\$1,940,000	-4.2% 	\$2,001,088	-20.9% 	27	-1

Supply and Demand By Region

Region	# of New Listings 	% Δ	# of New Contracts	% Δ	% Contracts/Listings	Δ
Mid-Cape	626	13.8% 	454	19.2% 	73%	3%
Upper Cape	556	8.0% 	388	15.8% 	70%	5%
Lower Cape	284	-2.4% 	224	25.1% 	79%	17%
Outer Cape	236	44.8% 	133	54.7% 	56%	4%
Grand total	1,702	12.0% 	1,199	22.2% 	69%	7%

Supply and Demand By Village

Village	# of New Listings 	% Δ	# of New Contracts	% Δ	% Contracts/Listings	Δ
Mashpee	152	13.4% 	116	34.9% 	76%	12%
Provincetown	91	42.2% 	52	85.7% 	57%	13%
Brewster	70	-24.7% 	62	14.8% 	89%	31%
Centerville	65	14.0% 	48	14.3% 	74%	0%
Falmouth	63	43.2% 	39	143.8% 	62%	26%
Yarmouth Port	62	67.6% 	41	20.6% 	66%	-26%
Hyannis	59	-10.6% 	53	76.7% 	90%	44%
South Yarmouth	58	3.6% 	44	12.8% 	76%	6%
Chatham	58	41.5% 	40	60.0% 	69%	8%
Sandwich	57	1.8% 	42	-2.3% 	74%	-3%
West Yarmouth	55	3.8% 	43	16.2% 	78%	8%
Dennis Port	55	10.0% 	43	22.9% 	78%	8%
Wellfleet	54	125.0% 	28	115.4% 	52%	-2%
Osterville	48	92.0% 	25	66.7% 	52%	-8%
Harwich	46	-17.9% 	43	19.4% 	93%	29%
Eastham	45	-6.3% 	31	-6.1% 	69%	0%
East Sandwich	43	53.6% 	22	4.8% 	51%	-24%
South Dennis	43	16.2% 	29	26.1% 	67%	5%
East Falmouth	43	-40.3% 	36	-23.4% 	84%	18%
Orleans	42	-16.0% 	32	23.1% 	76%	24%
Truro	38	58.3% 	18	63.6% 	47%	2%
Teaticket	35	169.2% 	28	180.0% 	80%	3%
Cotuit	30	-3.2% 	21	-8.7% 	70%	-4%
East Dennis	29	81.3% 	24	60.0% 	83%	-11%
Marstons Mills	28	-26.3% 	24	-14.3% 	86%	12%
Buzzards Bay	28	33.3% 	20	122.2% 	71%	29%
Dennis	26	-10.3% 	21	-4.5% 	81%	5%
West Dennis	26	44.4% 	16	0.0%	62%	-27%
Bourne	26	4.0% 	11	-42.1% 	42%	-34%
Others	227	1,094.7% 	147	818.8% 	76%	-8%