Cape Cod Market Overview July 2026

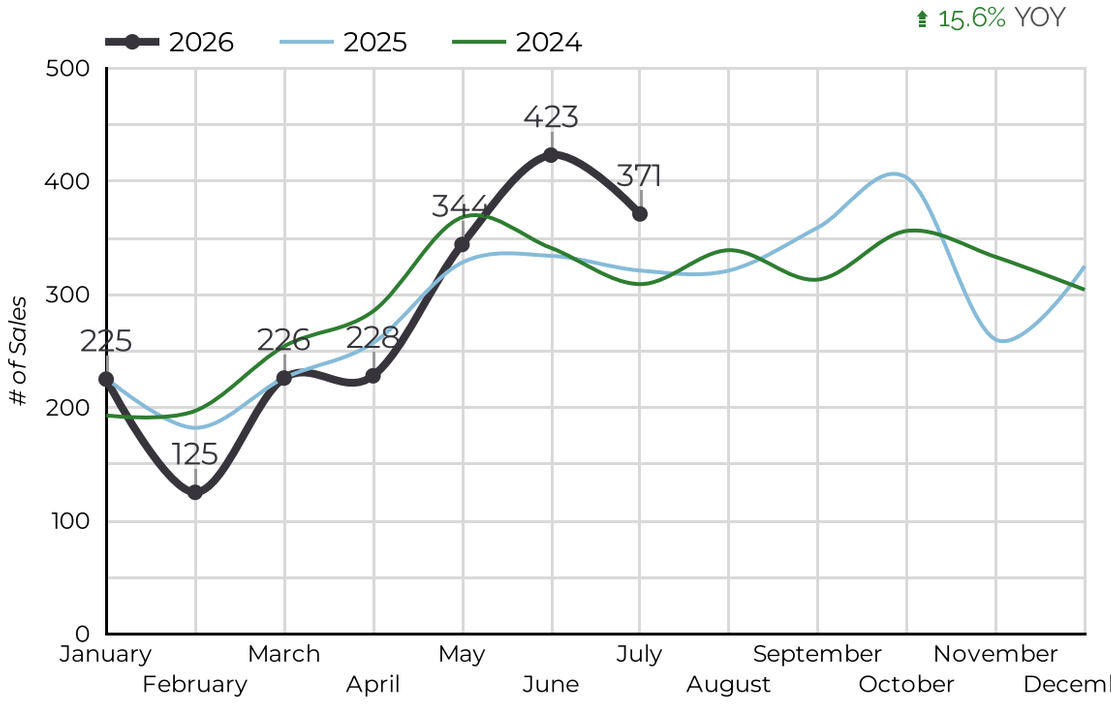
CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

RESIDENTIAL **All Types**



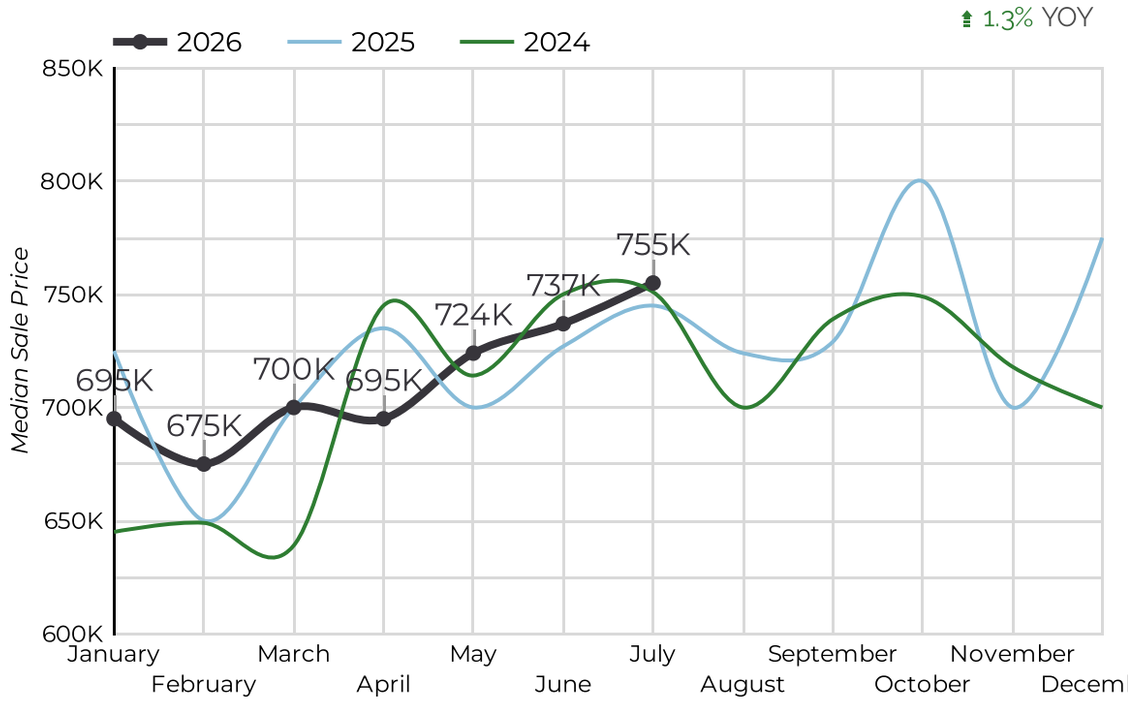
Market Activity

of Sales
371
15.6% YOY



Market Pricing

Median Sale
$755,000
1.3% YOY



July 2026

# of Sales ▲	% Δ	$ Volume	% Δ
371	15.6% ↑	$383,087,659	14.6% ↑

Year to Date

$ of Sales ▲	% Δ	$ Volume	% Δ
1,942	3.6% ↑	$1,885,226,906	3.1% ↑

July 2026

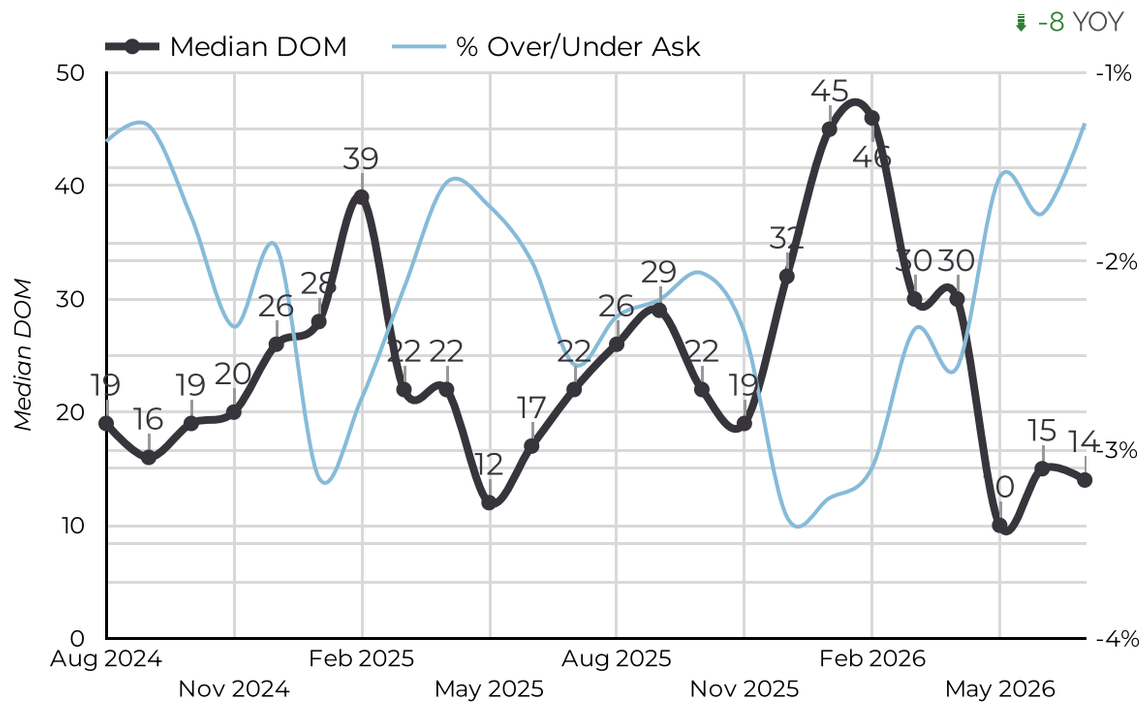
Median Sale ▲	% Δ	Average Sale	% Δ	$/sqft	Δ
$755,000	1.3% ↑	$1,032,581	-0.8% ↓	$550	$-4 ↓

Year to Date

Median Sale ▲	% Δ	Average Sale	% Δ	$/sqft	Δ
$715,435	0.1% ↑	$970,766	-0.5% ↓	$551	$7 ↑

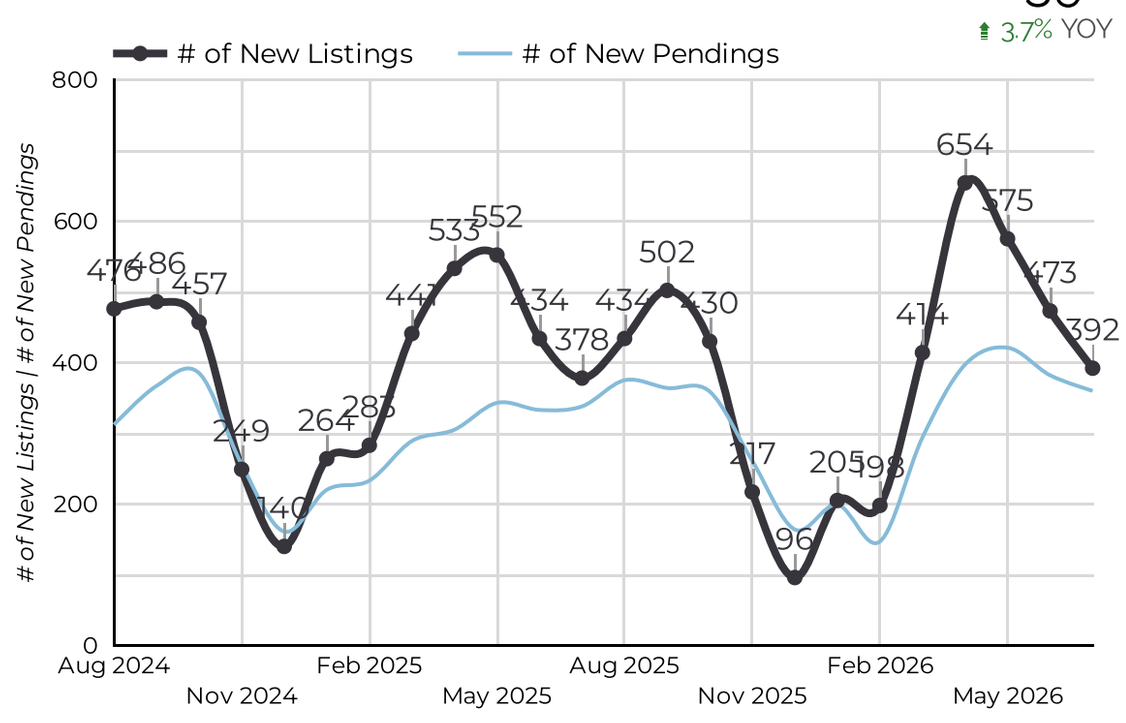
Buyer Demand

Median DOM
14
-8 YOY



Inventory Balance

of New Listings
392
3.7% YOY



July 2026

Median DOM ▲	% Δ	% Over/Under Ask	% Δ
14	-36.4% ↓	-1.3%	50.2% ↑

Year to Date

Median DOM ▲	% Δ	% Over/Under Ask	% Δ
19	-9.5% ↓	-2.1%	7.3% ↑

July 2026

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
392	3.7% ↑	360	6.5% ↑	92%	2% ↑

Year to Date

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
2,911	0.9% ↑	2,200	6.7% ↑	76%	4% ↑

Year to Date By Region

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	729	-0.8% ↓	$650,000	0.2% ↑	$501	1.7% ↑	18	0	-2.2%	-0.3% ↓
Upper Cape	657	6.7% ↑	$725,000	1.4% ↑	$473	1.4% ↑	20	-5 ↓	-1.9%	0.5% ↑
Lower Cape	382	12.7% ↑	$835,000	-1.2% ↓	$589	-1.3% ↓	16	0	-1.8%	0.0% ↑
Outer Cape	174	-5.4% ↓	$924,500	-0.5% ↓	$966	7.0% ↑	25	-7 ↓	-2.6%	0.9% ↑
Grand total	**1,942**	**3.6% ↑**	**$715,435**	**0.1% ↑**	**$551**	**1.4% ↑**	**19**	**-2 ↓**	**-2.1%**	**0.2% ↑**

All data from CCIMLS, Updated as of: Aug 3, 2026

Cape Cod Market Overview July 2026

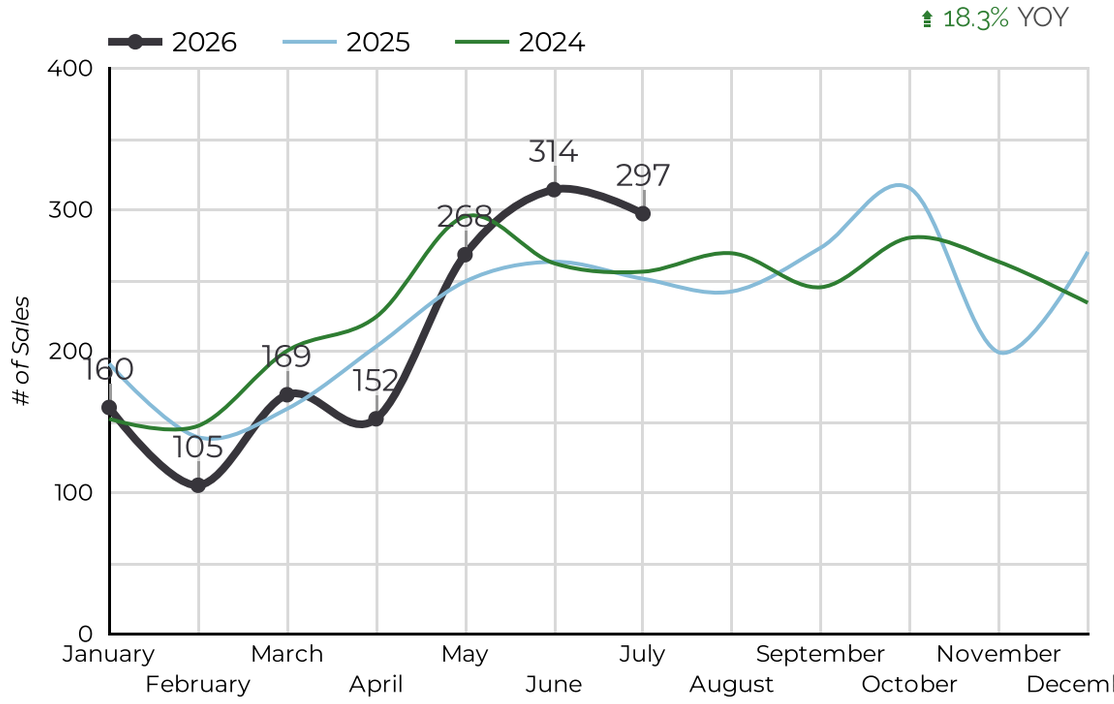
CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

SINGLE FAMILY



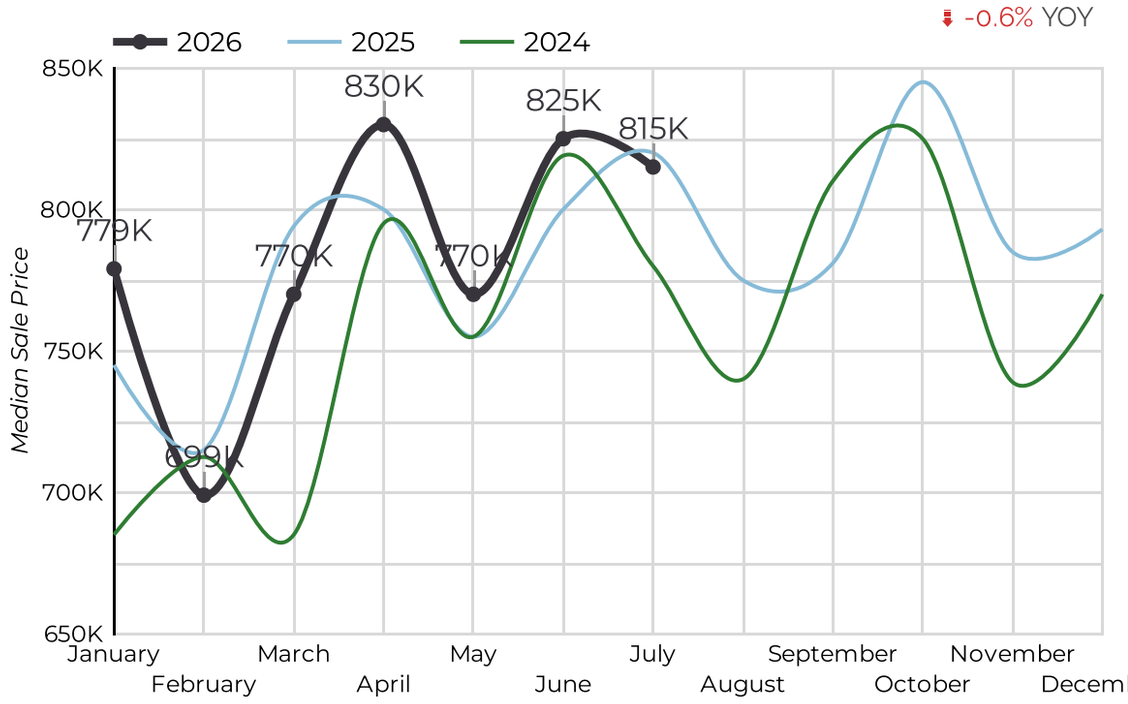
Market Activity

of Sales
297
18.3% YOY



Market Pricing

Median Sale
$815,000
-0.6% YOY



July 2026

# of Sales	% Δ	$ Volume	% Δ
297	18.3%	$344,479,659	16.9%

Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$815,000	-0.6%...	$1,159,864	-1.2%	$556	$-8

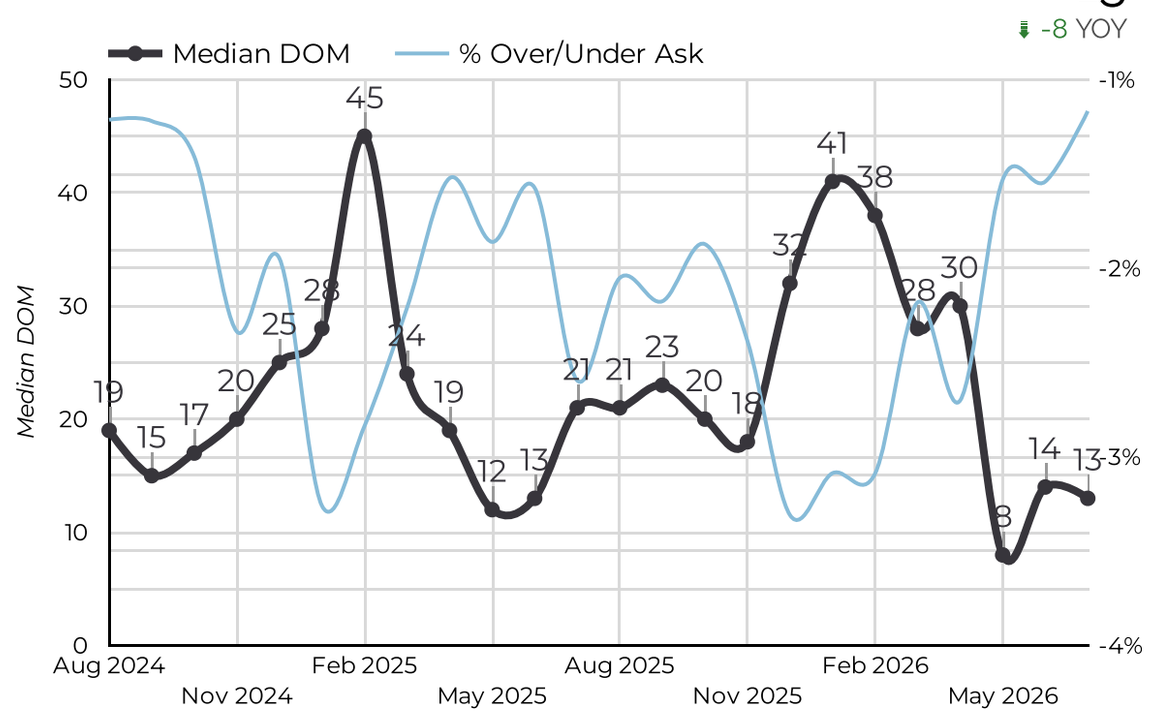
Year to Date

$ of Sales	% Δ	$ Volume	% Δ
1,465	0.7%	$1,613,042,209	1.6%

Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$791,000	1.5%	$1,101,053	0.9%	$546	$13

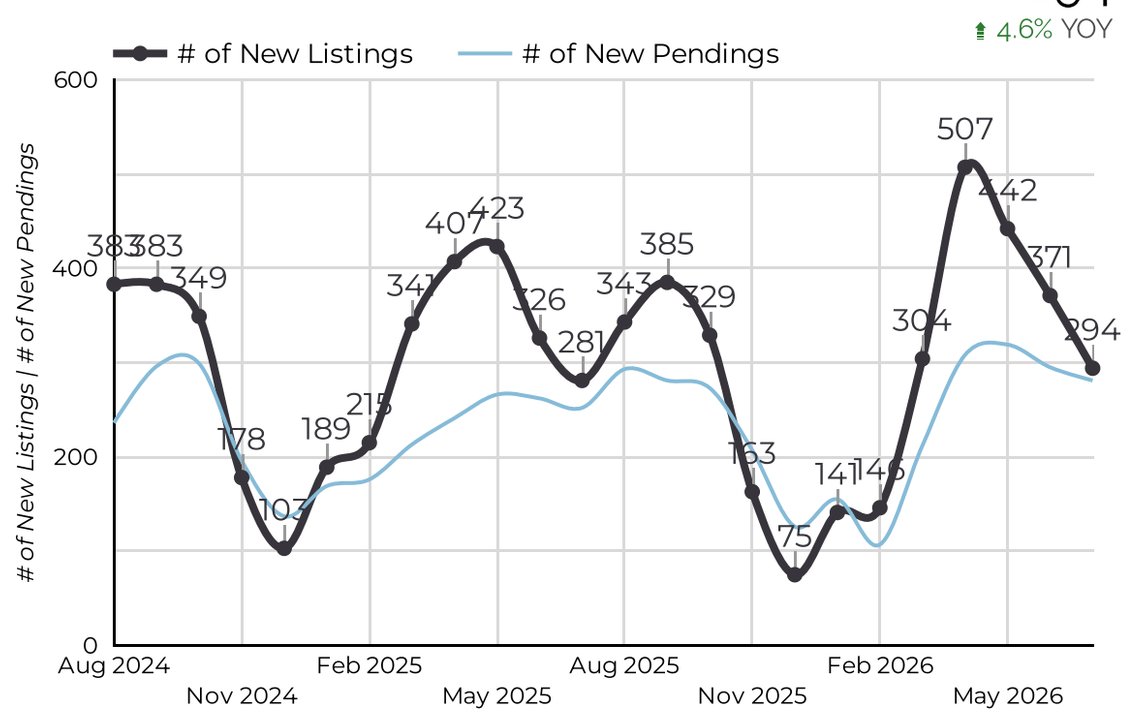
Buyer Demand

Median DOM
13
-8 YOY



Inventory Balance

of New Listings
294
4.6% YOY



July 2026

Median DOM	% Δ	% Over/Under Ask	% Δ
13	-38.1%	-1.2%	55.0%

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
294	4.6%	281	11.5%	96%	6%

Year to Date

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

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
2,205	1.1%	1,677	6.2%	76%	4%

Year to Date By Region

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	579	-3.3%	$695,000	0.1%	$515	2.7%	17	1	-2.2%	-0.4%
Upper Cape	502	4.1%	$799,000	0.6%	$4...	2.5%	17	-5	-1.7%	0.6%
Lower Cape	281	7.3%	$980,000	0.7%	$628	1.2%	14	-5	-1.6%	0.4%
Outer Cape	103	-8.0%	$999,000	3.5%	$737	4.6%	25	-7	-2.2%	1.8%
Grand total	**1,465**	**0.7%**	**$791,000**	**1.5%**	**$546**	**2.5%**	**17**	**-3**	**-1.9%**	**0.3%**

All data from CCIMLS, Updated as of: Aug 3, 2026

Cape Cod Market Overview July 2026

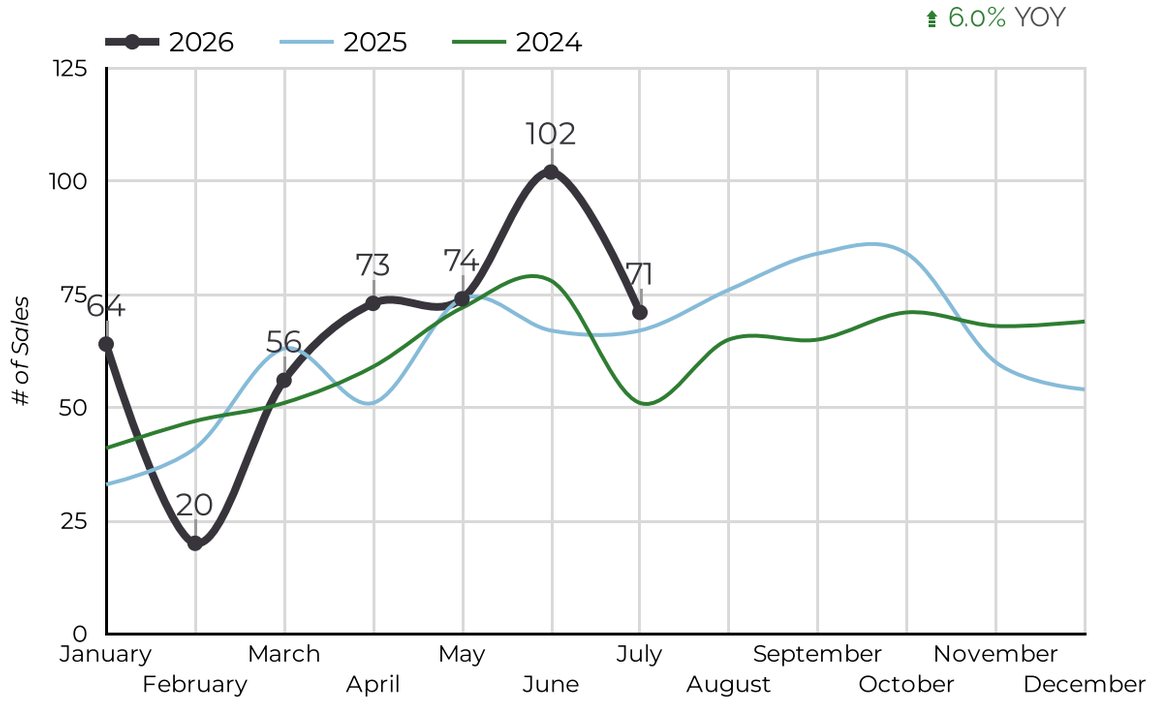
CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

CONDO



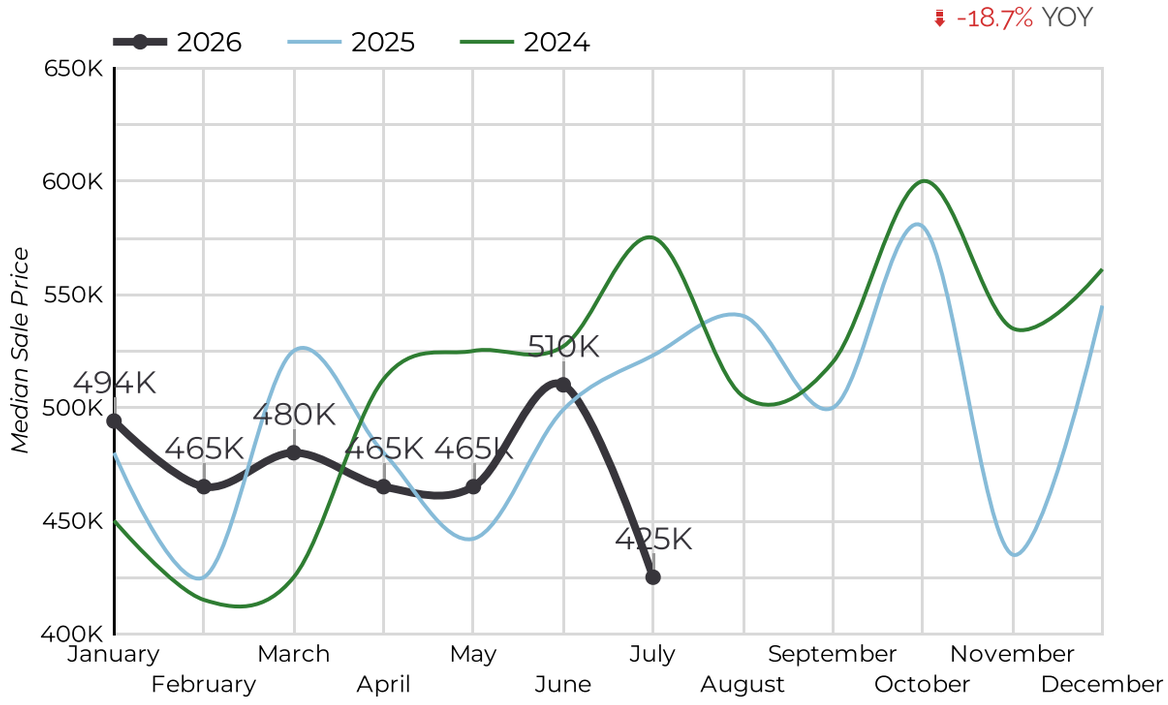
Market Activity

of Sales
71
6.0% YOY



Market Pricing

Median Sale
$425,000
-18.7% YOY



July 2026

# of Sales	% Δ	$ Volume	% Δ
71	6.0%	$38,439,000	-1.4%

Year to Date

$ of Sales	% Δ	$ Volume	% Δ
460	16.2%	$270,141,697	13.7%

July 2026

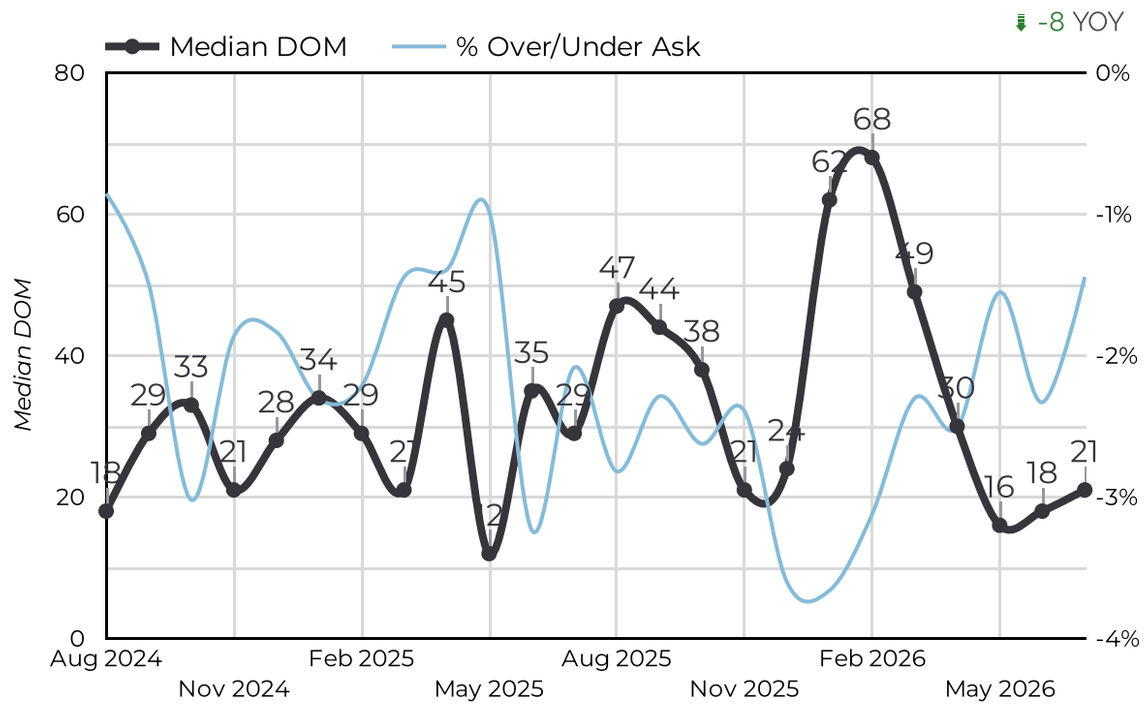
Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$425,000	-18.7...	$541,394	-7.0%	$542	$10

Year to Date

Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$480,000	-1.0%	$587,265	-2.1%	$578	$-22

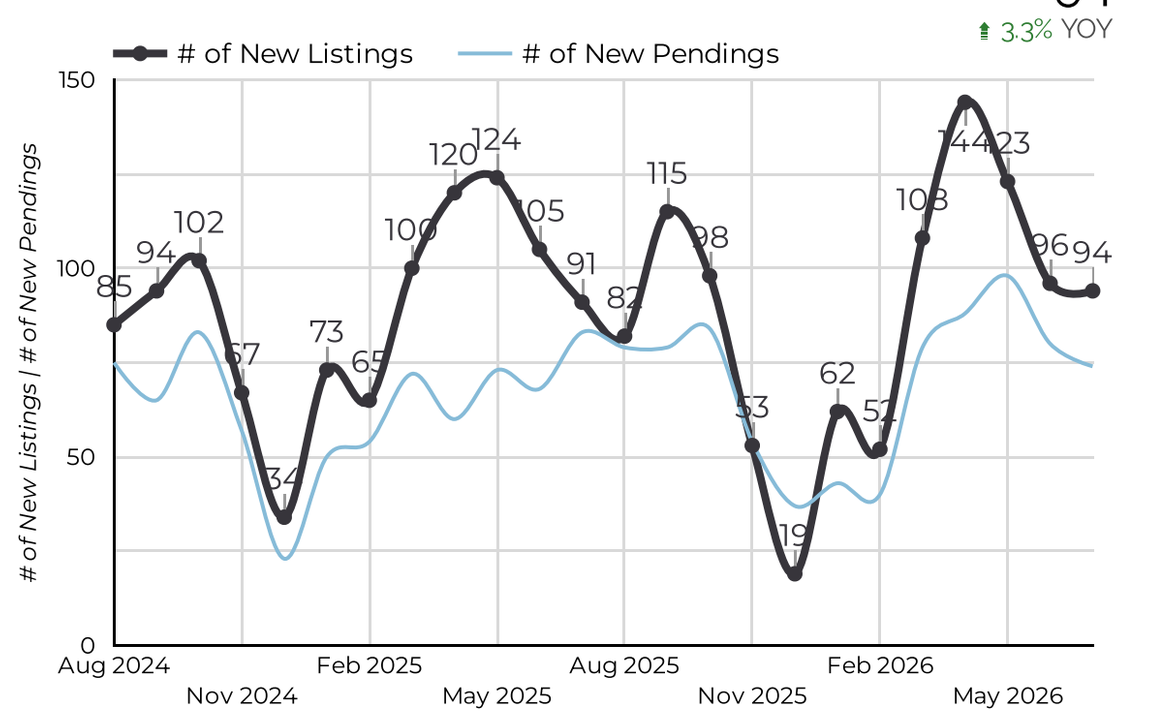
Buyer Demand

Median DOM
21
-8 YOY



Inventory Balance

of New Listings
94
3.3% YOY



July 2026

Median DOM	% Δ	% Over/Under Ask	% Δ
21	-27.6%	-1.4%	30.7%

Year to Date

Median DOM	% Δ	% Over/Under Ask	% Δ
28	7.7%	-2.3%	-20.9%

July 2026

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
94	3.3%	74	-10.8%...	79%	-12%

Year to Date

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
679	0.1%	502	9.1%	74%	6%

Year to Date By Region

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	143	10.9%	$401,000	8.4%	$460	-1.8%	23	-4	-2.0%	-0.2%
Lower Cape	101	32.9%	$425,000	0.0%	$483	-6.9%	26	13	-2.2%	-1.5%
Upper Cape	146	19.7%	$520,000	-1.7%	$404	-4.2%	36	3	-2.2%	0.1%
Outer Cape	70	1.4%	$750,000	-14.8%...	$1,316	5.1%	24	-11	-3.3%	-0.6%
Grand total	**460**	**16.2%**	**$480,000**	**-1.0%**	**$578**	**-3.7%**	**28**	**2**	**-2.3%**	**-0.4%**

All data from CCIMLS, Updated as of: Aug 3, 2026

Cape Cod Market Overview July 2026

CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

MARKET SEGMENTS

By Region July 2026

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	139	25.2%	$650,000	-6.3%	$516	-4.0%	15	-1	-2.1%	0.3%
Upper Cape	124	3.3%	$785,000	4.7%	$493	2.8%	13	-14	-0.8%	2.2%
Lower Cape	75	10.3%	$800,000	0.0%	$554	-12.5%	12	-9	-0.6%	1.0%
Outer Cape	33	50.0%	$945,000	19.6%	$903	12.6%	29	-8	-1.0%	2.8%

By Region Year to Date

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	729	-0.8%	$650,000	0.2%	$501	1.7%	18	0	-2.2%	-0.3%
Upper Cape	657	6.7%	$725,000	1.4%	$473	1.4%	20	-5	-1.9%	0.5%
Lower Cape	382	12.7%	$835,000	-1.2%	$589	-1.3%	16	0	-1.8%	0.0%
Outer Cape	174	-5.4%	$924,500	-0.5%	$966	7.0%	25	-7	-2.6%	0.9%

By Price Range July 2026

$	# of Sales	% Δ	Ave Sqft	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
0-$199k	4	0.0%	346	-26.3%	$333	-34.8%	24	-6	-5.9%	0.3%
$200k-$399k	30	42.9%	891	-8.5%	$470	23.5%	21	-1	-2.5%	-0.3%
$400k-$599k	73	12.3%	1,256	-2.1%	$445	1.5%	14	-6	-0.7%	1.2%
$600k-$799k	99	13.8%	1,561	2.3%	$487	-4.3%	12	-9	-0.1%	2.1%
$800k-$999K	54	8.0%	2,052	5.6%	$478	-9.7%	9	-15	-1.3%	1.4%
$1M-$1.19M	26	4.0%	2,254	4.9%	$526	-15.1%	11	-5	-3.0%	-0.7%
$1.2M-$1.39M	22	22.2%	2,250	-5.6%	$604	6.8%	11	-17	-0.6%	1.2%
$1.4M-$1.99M	28	21.7%	2,708	-9.8%	$715	18.4%	8	-35	1.8%	6.0%
$2M-$2.99M	20	11.1%	2,798	-2.5%	$914	-2.0%	23	8	-3.7%	-1.3%
$3M+	15	50.0%	4,212	-9.9%	$1,154	-5.5%	173	123	-7.8%	-2.3%

By Price Range Year to Date

$	# of Sales	% Δ	Ave Sqft	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
0-$199k	25	-26.5%	494	3.6%	$349	1.7%	24	-16	-4.9%	1.8%
$200k-$399k	155	8.4%	951	8.9%	$436	1.4%	24	1	-2.5%	-0.2%
$400k-$599k	433	0.7%	1,252	1.0%	$467	0.6%	21	3	-1.9%	-0.4%
$600k-$799k	531	7.1%	1,604	-1.2%	$483	1.9%	15	-1	-1.2%	0.1%
$800k-$999K	269	0.4%	1,989	2.2%	$516	-3.8%	12	-6	-1.6%	-0.2%
$1M-$1.19M	124	0.8%	2,156	-1.9%	$578	-6.9%	32	6	-4.4%	-0.9%
$1.2M-$1.39M	105	1.9%	2,248	-5.3%	$672	12.1%	15	-14	-0.8%	1.6%
$1.4M-$1.99M	147	12.2%	2,674	-4.3%	$698	1.9%	23	-11	-2.0%	2.2%
$2M-$2.99M	91	3.4%	3,118	-8.0%	$884	6.9%	27	-18	-3.3%	0.8%
$3M+	62	6.9%	4,241	-5.4%	$1,135	0.2%	62	18	-6.2%	-0.2%

By Type July 2026

Type	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Condominium	71	6.0%	$425,000	-18.7%	$542	1.9%	21	-8	-1.4%	0.6%
Single Family Residence	297	18.3%	$815,000	-0.6%	$556	-1.4%	13	-8	-1.2%	1.4%

By Type Year to Date

Type	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Condominium	460	16.2%	$480,000	-1.0%	$578	-3.7%	28	2	-2.3%	-0.4%
Single Family Residence	1,465	0.7%	$791,000	1.5%	$546	2.5%	17	-3	-1.9%	0.3%

All data from CCIMLS, Updated as of: Aug 3, 2026

Cape Cod Market Overview July 2026

CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

MARKET SEGMENTS

By Beds July 2026

Beds	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
1	15	-6.3%	$345,000	-6.7%	$742	1.9%	22	-11	-2.1%	-1.2%
2	98	2.1%	$551,000	-2.5%	$516	2.4%	11	-15	-0.7%	1.9%
3	177	36.2%	$811,000	1.4%	$547	-2.4%	12	-5	-1.2%	0.9%
4	59	1.7%	$950,000	-2.6%	$496	-2.1%	14	-10	-0.2%	3.1%
5	14	-6.7%	$2,000,000	19.4%	$641	-7.1%	46	-6	-5.4%	-2.4%

By Beds Year to Date

Beds	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
1	100	12.4%	$365,444	2.1%	$903	7.2%	17	-17	-1.6%	1.3%
2	571	6.5%	$543,500	2.1%	$514	-3.4%	20	2	-1.6%	0.1%
3	844	4.3%	$769,000	1.2%	$525	1.9%	16	-2	-1.8%	-0.2%
4	323	-3.0%	$1,048,625	6.5%	$523	3.1%	23	-4	-2.5%	0.9%
5	75	-6.3%	$1,950,000	8.3%	$639	1.0%	43	2	-4.4%	-0.7%

By Town July 2026

Town	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Barnstable	62	19.2%	$725,000	-6.9%	$546	-4.6%	17	2	-2.7%	-0.2%
Yarmouth	47	17.5%	$595,000	-1.2%	$477	-3.5%	10	-10	-0.8%	1.1%
Falmouth	41	-12.8%	$860,000	0.0%	$516	-3.6%	12	-16	-0.6%	3.1%
Mashpee	34	13.3%	$780,000	24.8%	$539	18.0%	14	-10	-2.1%	2.1%
Dennis	30	57.9%	$675,000	-11.8%	$515	-3.4%	18	3	-2.8%	-0.0%
Sandwich	28	3.7%	$790,000	-2.5%	$440	-10.1%	10	-6	-0.4%	0.8%
Chatham	24	14.3%	$1,381,000	16.1%	$732	-13.1%	11	-11	-2.0%	0.4%
Harwich	23	21.1%	$590,000	-14.5%	$447	-13.2%	7	-11	1.3%	2.5%
Bourne	21	31.3%	$775,000	42.2%	$440	30.2%	19	-16	0.3%	2.0%
Brewster	16	-27.3%	$605,000	-14.2%	$468	-18.3%	7	-14	0.1%	0.1%
Orleans	12	100.0%	$800,000	24.3%	$518	4.0%	23	-11	-2.4%	3.8%
Eastham	10	100.0%	$860,000	20.3%	$720	36.0%	7	-18	1.0%	2.1%
Provincetown	9	28.6%	$1,735,000	50.9%	$1,423	18.4%	18	-18	-2.5%	0.0%
Truro	8	33.3%	$386,000	-54.6%	$778	0.6%	52	6	-4.5%	1.1%
Wellfleet	6	50.0%	$945,000	95.2%	$596	22.3%	4	-36	2.5%	9.4%

By Town Year to Date

Town	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Barnstable	321	-3.6%	$710,000	-0.1%	$505	2.4%	23	4	-2.6%	-0.6%
Yarmouth	222	-3.5%	$600,000	2.6%	$458	-2.5%	17	-3	-1.5%	0.2%
Falmouth	220	0.0%	$850,000	0.0%	$515	-1.6%	15	-12	-1.8%	0.6%
Mashpee	204	27.5%	$640,000	-3.0%	$475	4.2%	26	-5	-2.5%	0.7%
Dennis	186	8.1%	$625,000	6.8%	$544	4.8%	14	2	-2.2%	-0.5%
Sandwich	139	-4.1%	$737,000	-0.3%	$452	-2.3%	18	0	-1.9%	0.1%
Harwich	124	20.4%	$730,000	-3.9%	$541	8.6%	14	2	-0.8%	0.6%
Brewster	98	4.3%	$700,000	0.0%	$504	-4.1%	13	0	-1.1%	-1.3%
Chatham	95	13.1%	$1,350,000	0.0%	$786	-3.2%	16	-10	-3.2%	0.5%
Bourne	94	3.3%	$650,000	12.1%	$403	13.1%	22	-1	-0.9%	1.1%
Orleans	65	12.1%	$799,000	-15.9%	$523	-9.1%	40	28	-2.7%	0.4%
Provincetown	63	-7.4%	$1,075,000	-6.5%	$1,479	8.1%	20	-15	-3.0%	0.8%
Eastham	52	-11.9%	$827,000	3.4%	$631	6.5%	21	-4	-2.1%	0.4%
Truro	30	11.1%	$799,000	-15.8%	$726	-8.5%	48	2	-4.4%	0.2%
Wellfleet	29	-3.3%	$903,000	20.4%	$702	25.2%	24	-6	-0.9%	2.9%

All data from CCIMLS, Updated as of: Aug 3, 2026