Cape Cod Market Overview October 2026

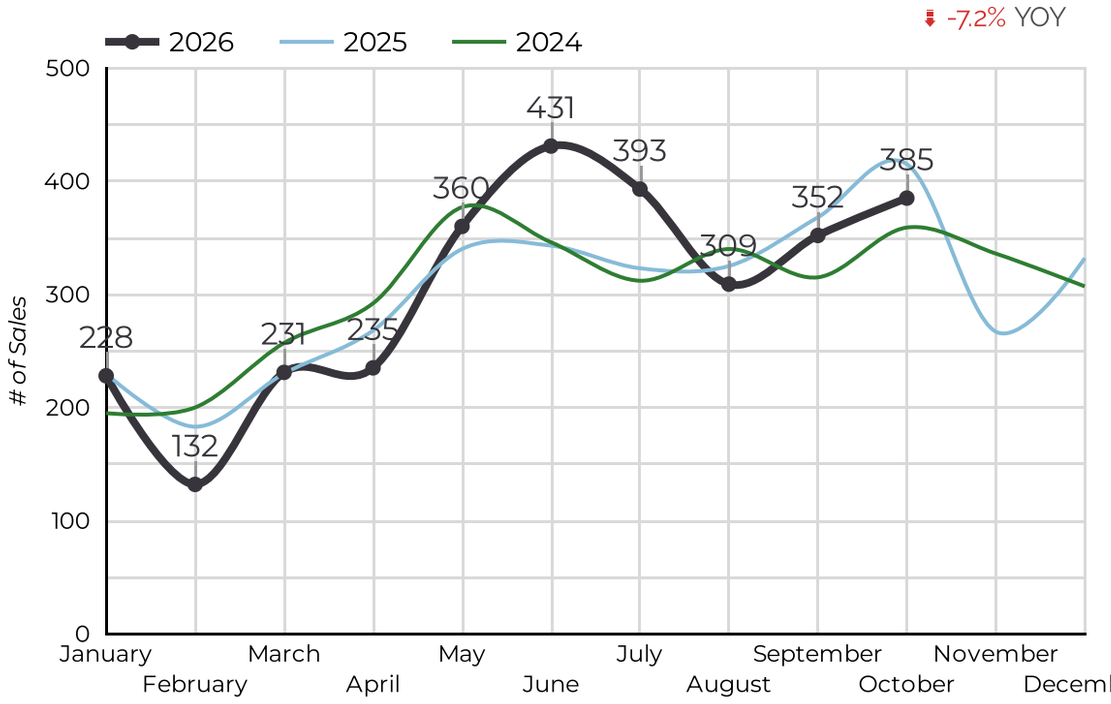
CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

RESIDENTIAL **All Types**



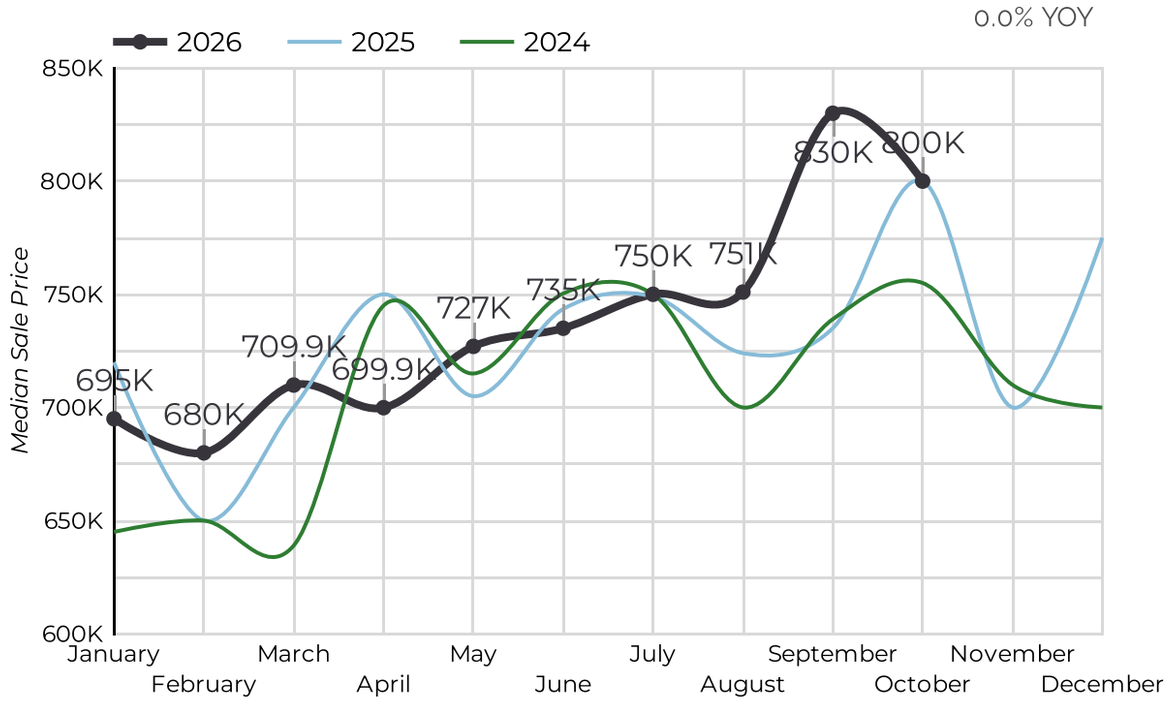
Market Activity

of Sales
385
-7.2% YOY



Market Pricing

Median Sale
$800,000
0.0% YOY



October 2026

# of Sales	% Δ	$ Volume	% Δ
385	-7.2%	$454,021,554	2.3%

Year to Date

$ of Sales	% Δ	$ Volume	% Δ
3,056	1.0%	$3,189,860,939	3.7%

October 2026

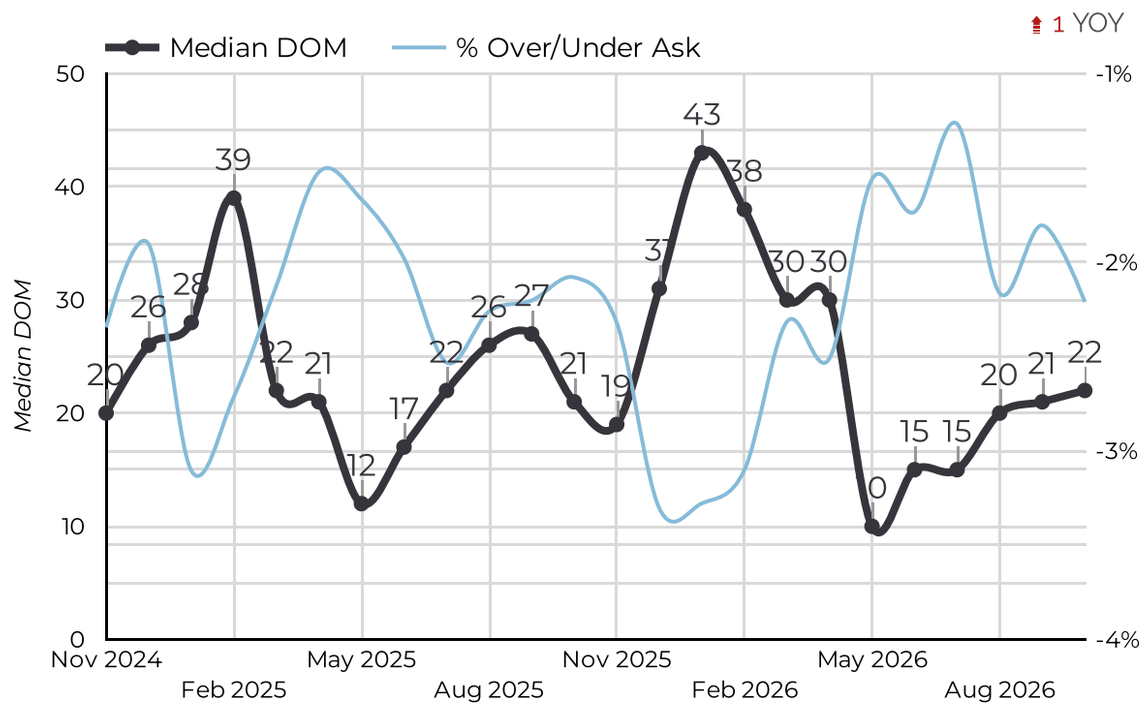
Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$800,000	0.0%	$1,179,277	10.3%	$2,113	$1,535...

Year to Date

Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$742,500	1.0%	$1,043,803	2.6%	$880	$91

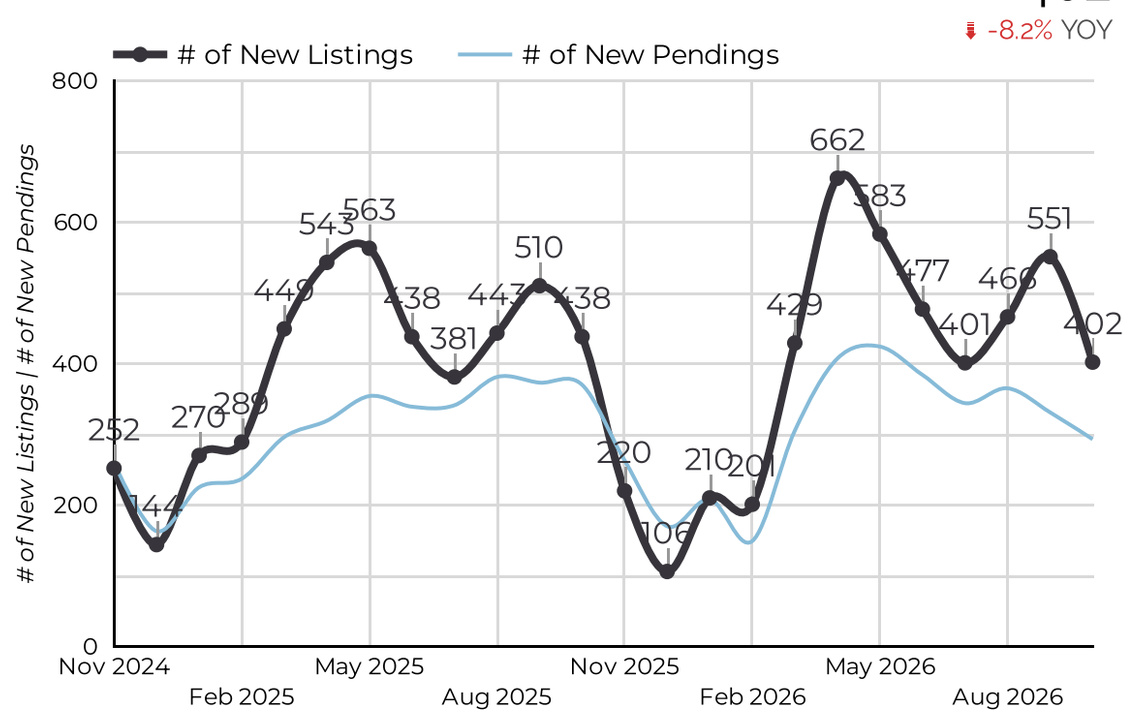
Buyer Demand

Median DOM
22
1 YOY



Inventory Balance

of New Listings
402
-8.2% YOY



October 2026

Median DOM	% Δ	% Over/Under Ask	% Δ
22	4.8%	-2.2%	-6.3%

Year to Date

Median DOM	% Δ	% Over/Under Ask	% Δ
20	-9.1%	-2.0%	6.1%

October 2026

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
402	-8.2%	293	-20.8...	73%	-12%

Year to Date

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
4,382	1.3%	3,210	-0.8%	73%	-2%

Year to Date By Region

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	1,104	-0.7%	$653,700	0.6%	$505	2.9%	19	0	-2.1%	-0.2%
Upper Cape	1,026	3.6%	$744,000	2.6%	$4...	3.4%	20	-4	-2.0%	0.4%
Lower Cape	581	0.0%	$870,000	-0.6%	$619	1.8%	15	-4	-1.4%	0.2%
Outer Cape	333	-1.5%	$950,000	2.3%	$978	4.9%	30	-4	-3.0%	0.2%
Grand total	**3,044**	**0.8%**	**$742,500**	**1.0%**	**$575**	**2.9%**	**20**	**-2**	**-2.0%**	**0.1%**

All data from CCIMLS, Updated as of: Nov 5, 2026

Cape Cod Market Overview October 2026

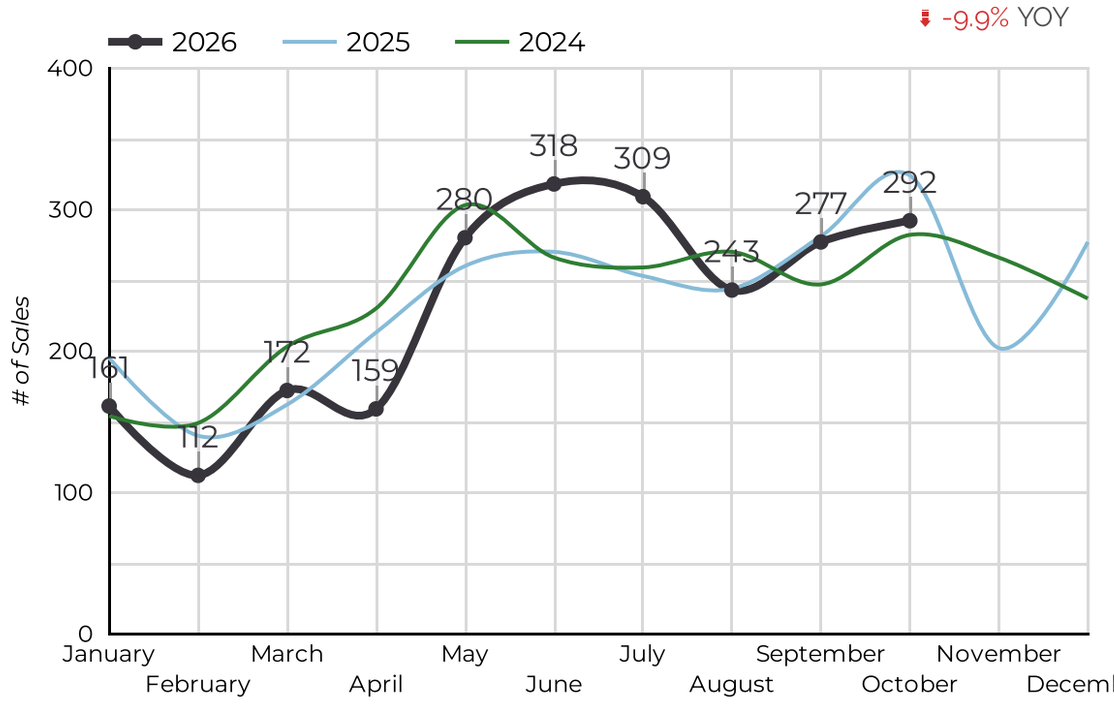
CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

SINGLE FAMILY



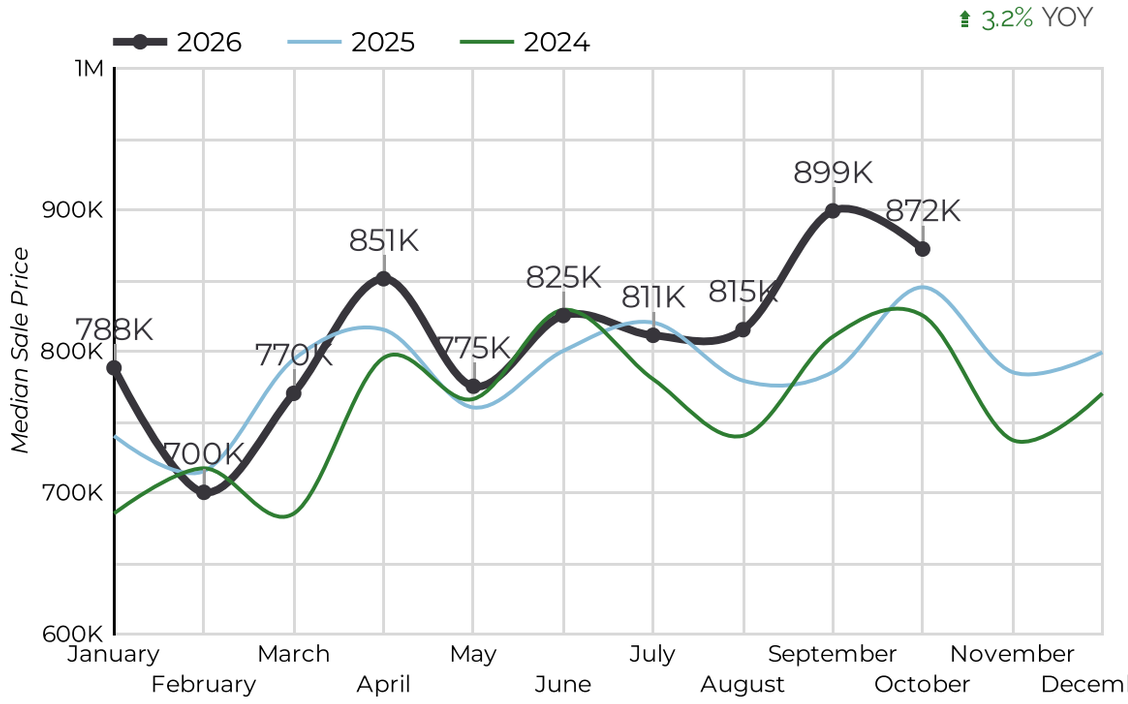
Market Activity

of Sales
292
-9.9% YOY



Market Pricing

Median Sale
$872,000
3.2% YOY



October 2026

# of Sales	% Δ	$ Volume	% Δ
292	-9.9%	$386,251,729	1.8%

Year to Date

$ of Sales	% Δ	$ Volume	% Δ
2,323	-0.8%	$2,724,763,617	2.2%

October 2026

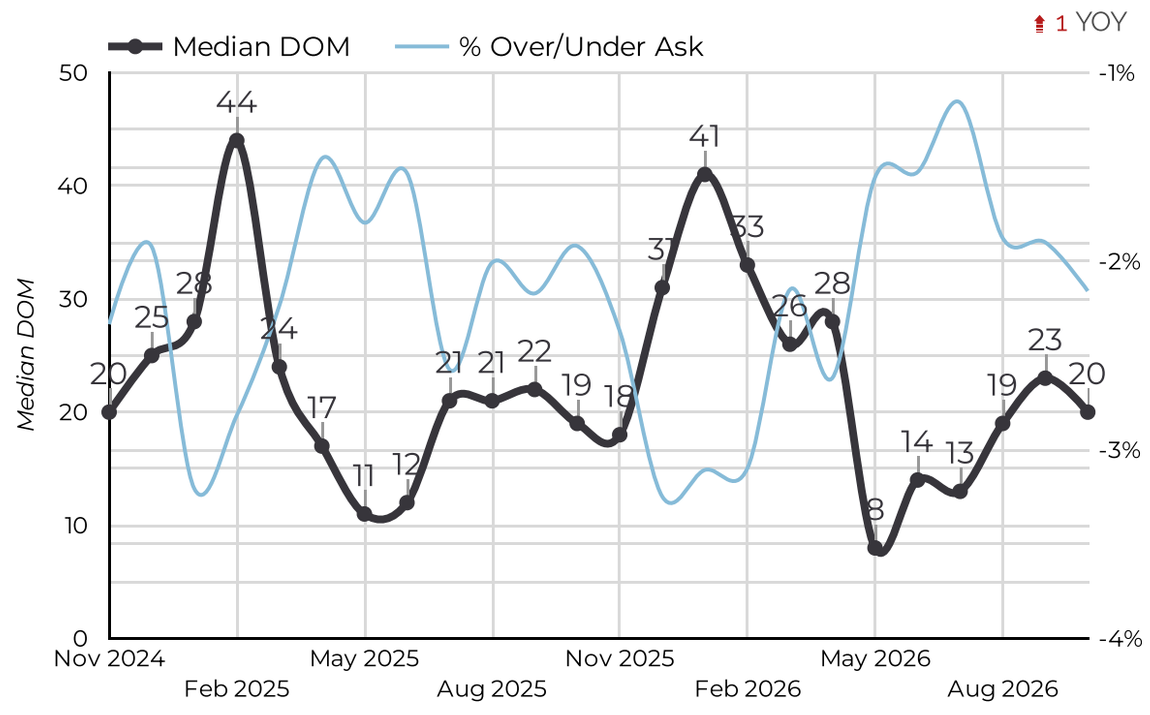
Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$872,000	3.2%	$1,322,780	12.9%	$633	$74

Year to Date

Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$825,000	3.8%	$1,172,950	3.0%	$571	$-275

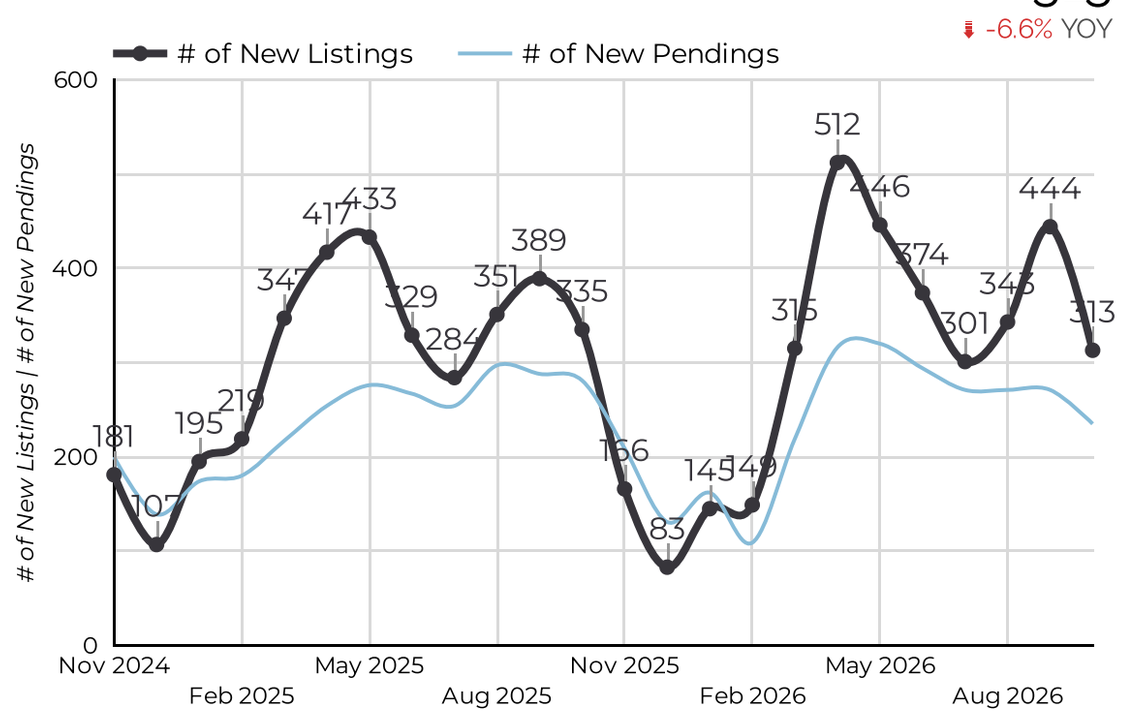
Buyer Demand

Median DOM
20
1 YOY



Inventory Balance

of New Listings
313
-6.6% YOY



October 2026

Median DOM	% Δ	% Over/Under Ask	% Δ
20	5.3%	-2.2%	-12.4%

Year to Date

Median DOM	% Δ	% Over/Under Ask	% Δ
18	-10.0%	-1.9%	7.7%

October 2026

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
313	-6.6%	235	-16.4%...	75%	-9%

Year to Date

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
3,342	1.3%	2,468	-0.8%	74%	-2%

Year to Date By Region

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	888	-2.4%	$701,500	0.4%	$524	4.2%	19	2	-2.1%	-0.2%
Upper Cape	796	2.6%	$825,000	3.8%	$519	3.8%	18	-3	-1.9%	0.4%
Lower Cape	439	-1.8%	$1,000,000	-1.6%	$654	3.0%	13	-6	-1.2%	0.4%
Outer Cape	193	-5.9%	$1,050,000	10.6%	$777	4.4%	30	-2	-2.9%	0.7%
Grand total	**2,316**	**-0.9%**	**$820,000**	**3.1%**	**$568**	**3.6%**	**18**	**-2**	**-1.9%**	**0.2%**

All data from CCIMLS, Updated as of: Nov 5, 2026

Cape Cod Market Overview October 2026

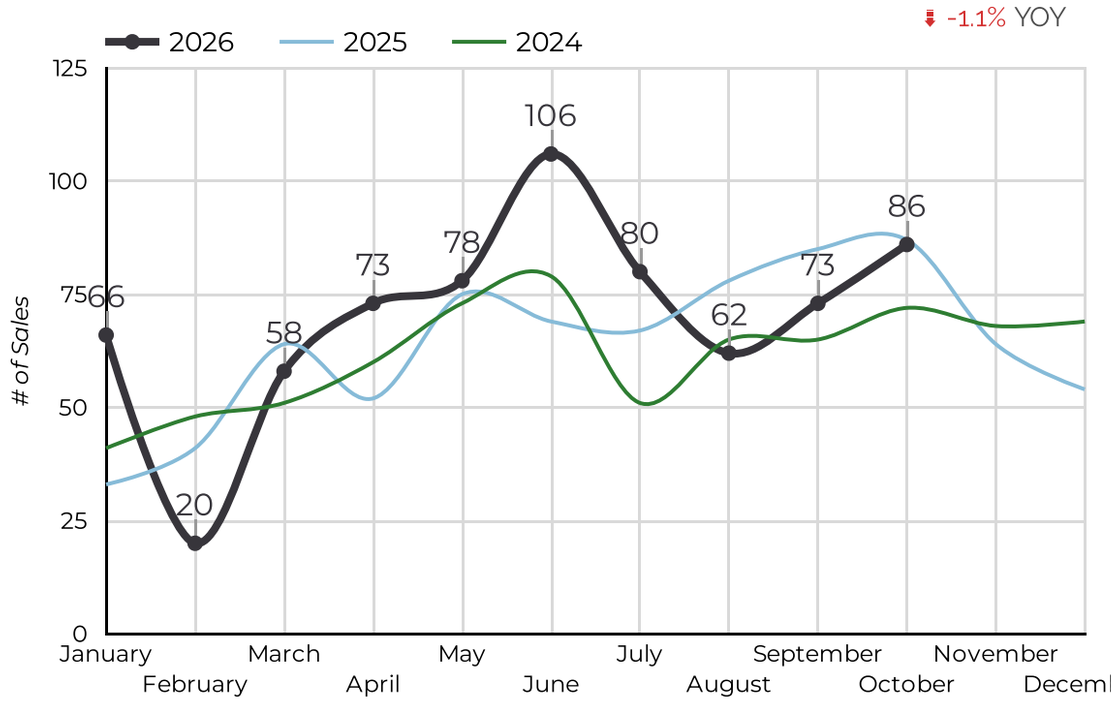
CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

CONDO



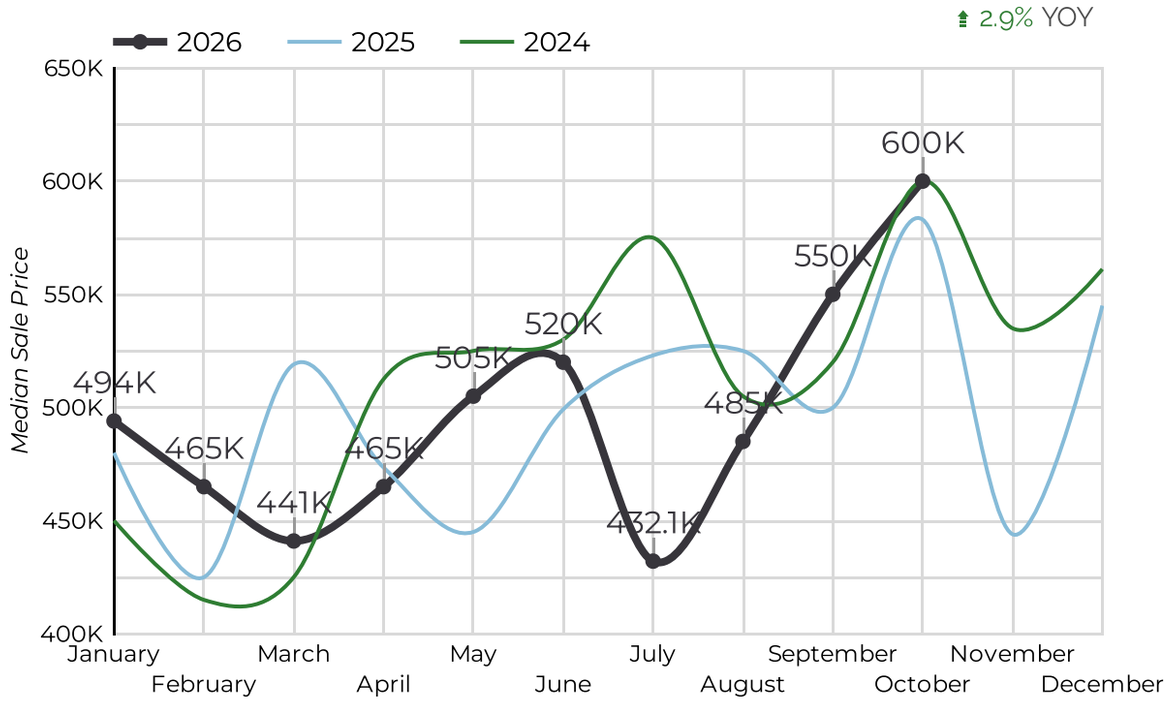
Market Activity

of Sales
86
-1.1% YOY



Market Pricing

Median Sale
$600,000
2.9% YOY



October 2026

# of Sales	% Δ	$ Volume	% Δ
86	-1.1%	$66,812,825	5.3%

Year to Date

$ of Sales	% Δ	$ Volume	% Δ
702	7.8%	$458,954,322	12.9%

October 2026

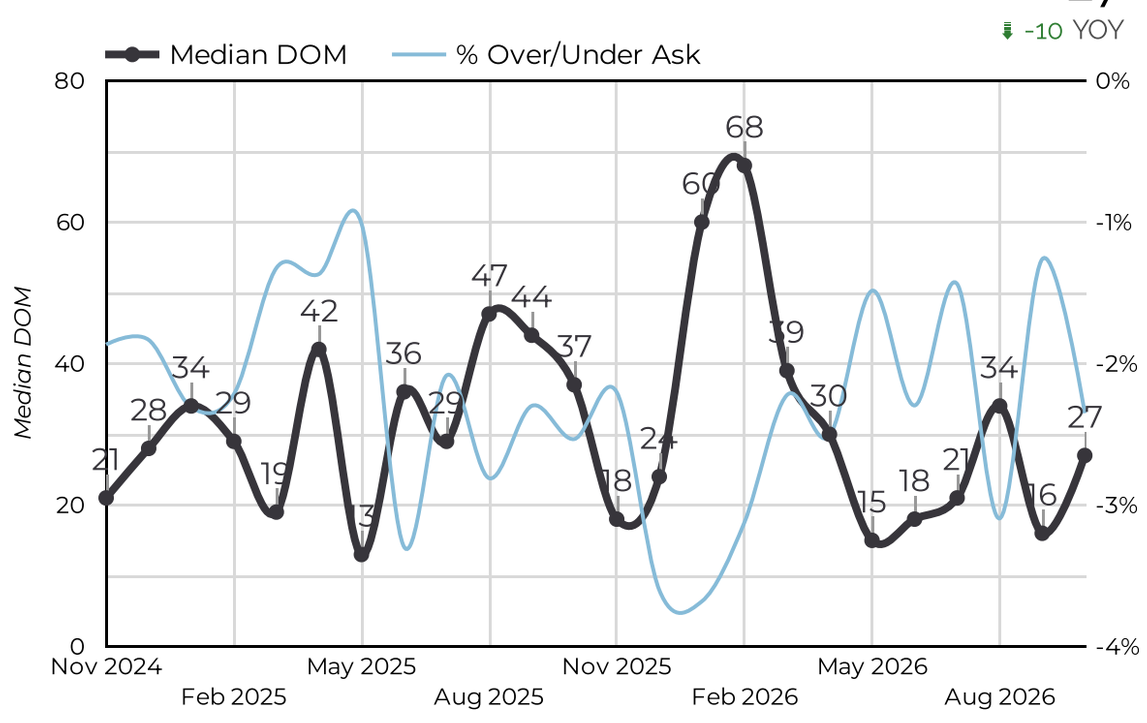
Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$600,000	2.9%	$776,893	6.6%	$7,296	$6,63...

Year to Date

Median Sale	% Δ	Average Sale	% Δ	$/sqft	Δ
$504,000	0.8%	$653,781	4.7%	$1,933	$1,320...

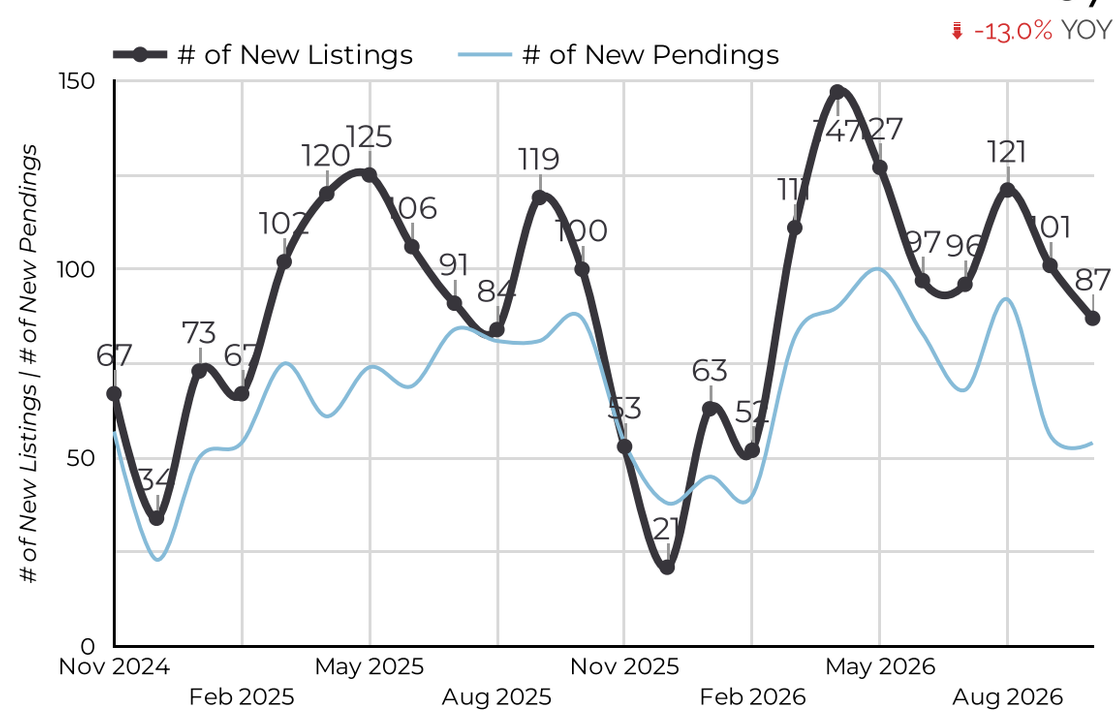
Buyer Demand

Median DOM
27
-10 YOY



Inventory Balance

of New Listings
87
-13.0% YOY



October 2026

Median DOM	% Δ	% Over/Under Ask	% Δ
27	-27.0%	-2.4%	7.2%

Year to Date

Median DOM	% Δ	% Over/Under Ask	% Δ
26	-16.1%	-2.2%	-4.5%

October 2026

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
87	-13.0%...	54	-37.9%...	62%	-25%

Year to Date

# New Listings	% Δ	# New Pendings	% Δ	%	Δ
1,002	1.5%	710	-0.8%	71%	-2%

Year to Date By Region

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	205	6.8%	$395,000	7.0%	$443	-2.1%	23	-5	-2.2%	-0.1%
Lower Cape	142	6.8%	$441,000	3.8%	$513	-1.6%	19	0	-1.7%	-0.2%
Upper Cape	216	8.5%	$539,000	-0.7%	$418	1.2%	32	-5	-2.1%	0.3%
Outer Cape	134	5.5%	$865,000	-3.7%	$1,300	2.7%	30	-11	-3.3%	-0.5%
Grand total	**697**	**7.1%**	**$505,000**	**1.0%**	**$614**	**0.2%**	**26**	**-5**	**-2.2%**	**-0.1%**

All data from CCIMLS, Updated as of: Nov 5, 2026

Cape Cod Market Overview October 2026

CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

MARKET SEGMENTS

By Region October 2026

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	122	-13.5%	$675,000	2.3%	$511	4.0%	21	3	-2.2%	-0.1%
Upper Cape	128	3.2%	$770,000	6.2%	$532	9.6%	23	3	-2.5%	-0.5%
Lower Cape	73	-20.7%	$925,000	-22.9%	$685	2.5%	8	-13	-0.6%	0.5%
Outer Cape	60	3.4%	$960,000	9.7%	$1,056	24.5%	30	-24	-3.5%	0.2%

By Region Year to Date

Region	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Mid-Cape	1,104	-0.7%	$653,700	0.6%	$505	2.9%	19	0	-2.1%	-0.2%
Upper Cape	1,026	3.6%	$744,000	2.6%	$4...	3.4%	20	-4	-2.0%	0.4%
Lower Cape	581	0.0%	$870,000	-0.6%	$619	1.8%	15	-4	-1.4%	0.2%
Outer Cape	333	-1.5%	$950,000	2.3%	$978	4.9%	30	-4	-3.0%	0.2%

By Price Range October 2026

$	# of Sales	% Δ	Ave Sqft	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
0-$199k	7	-12.5%	500	-14.7%	$203	-32.4%	18	-12	-4.2%	5.8%
$200k-$399k	18	-25.0%	757	-15.4%	$662	71.6%	40	11	-2.4%	0.8%
$400k-$599k	76	10.1%	1,195	2.4%	$484	-8.4%	18	-3	-2.5%	-1.8%
$600k-$799k	88	-15.4%	1,596	2.9%	$493	-2.5%	25	9	-1.5%	0.0%
$800k-$999K	56	-16.4%	1,883	-1.0%	$578	9.7%	13	-2	-1.7%	-1.1%
$1M-$1.19M	26	-7.1%	1,746	-16.5%	$728	22.5%	11	-20	-1.2%	2.2%
$1.2M-$1.39M	32	14.3%	2,026	-1.0%	$747	8.5%	12	-3	-1.7%	1.4%
$1.4M-$1.99M	38	-9.5%	2,660	2.3%	$741	4.7%	26	-29	-1.5%	1.7%
$2M-$2.99M	22	-29.0%	3,064	-13.5%	$986	35.9%	35	1	-4.9%	-1.5%
$3M+	20	42.9%	4,489	10.2%	$1,256	10.9%	37	-14	-4.9%	-2.3%

By Price Range Year to Date

$	# of Sales	% Δ	Ave Sqft	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
0-$199k	42	-17.6%	512	1.9%	$318	-3.7%	18	-24	-4.7%	2.3%
$200k-$399k	219	-2.7%	889	1.5%	$452	7.3%	24	-6	-2.5%	0.2%
$400k-$599k	629	-2.3%	1,235	0.2%	$474	0.2%	21	1	-2.1%	-0.6%
$600k-$799k	808	1.1%	1,596	-1.1%	$489	2.2%	18	0	-1.2%	0.2%
$800k-$999K	431	-2.0%	1,961	2.9%	$527	-3.5%	13	-4	-1.5%	-0.3%
$1M-$1.19M	194	-0.5%	2,091	-2.7%	$615	-0.7%	20	-4	-3.1%	0.2%
$1.2M-$1.39M	170	4.9%	2,240	-4.6%	$672	9.9%	15	-3	-1.3%	0.9%
$1.4M-$1.99M	263	12.9%	2,691	-2.1%	$705	0.3%	20	-19	-1.9%	1.7%
$2M-$2.99M	164	-0.6%	3,030	-7.2%	$921	7.7%	24	-12	-3.2%	0.2%
$3M+	124	15.9%	4,193	-5.8%	$1,191	2.4%	42	1	-5.0%	0.2%

By Type October 2026

Type	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Condominium	85	-2.3%	$625,000	7.2%	$734	10.9%	28	-9	-2.3%	0.2%
Single Family Residence	291	-10.2%	$872,000	3.2%	$618	10.5%	20	1	-2.1%	-0.2%

By Type Year to Date

Type	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Condominium	697	7.1%	$505,000	1.0%	$614	0.2%	26	-5	-2.2%	-0.1%
Single Family Residence	2,316	-0.9%	$820,000	3.1%	$568	3.6%	18	-2	-1.9%	0.2%

All data from CCIMLS, Updated as of: Nov 5, 2026

Cape Cod Market Overview October 2026

CAPE COD & ISLANDS MULTIPLE LISTING SERVICE

MARKET SEGMENTS

By Beds October 2026

Beds	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
1	22	46.7%	$365,000	14.1%	$962	1.5%	32	-22	-3.1%	1.3%
2	115	-0.9%	$595,000	3.5%	$613	8.2%	20	-2	-1.4%	0.7%
3	163	-13.3%	$867,000	4.9%	$593	6.0%	19	3	-2.2%	-0.9%
4	63	-21.3%	$1,349,000	8.4%	$610	13.1%	21	-16	-2.4%	0.8%
5	17	88.9%	$2,800,000	5.7%	$762	-5.3%	73	-23	-4.8%	-4.5%

By Beds Year to Date

Beds	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
1	157	7.5%	$387,500	10.7%	$920	4.0%	20	-17	-2.1%	1.5%
2	883	2.9%	$562,000	3.5%	$535	-0.7%	20	-1	-1.6%	0.2%
3	1,313	0.2%	$790,000	1.9%	$546	3.8%	17	-1	-1.8%	-0.2%
4	517	-5.0%	$1,150,000	9.5%	$562	6.0%	22	-5	-2.4%	0.7%
5	127	9.5%	$1,955,000	-1.5%	$671	0.4%	41	-3	-4.0%	-0.3%

By Town October 2026

Town	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Barnstable	50	-13.8%	$742,500	6.1%	$520	8.1%	21	-6	-2.5%	0.3%
Falmouth	38	-11.6%	$1,035,000	30.9%	$627	24.2%	11	-8	-1.3%	0.2%
Mashpee	37	-7.5%	$659,000	-11.3%	$482	-0.4%	26	-2	-4.6%	-1.2%
Dennis	36	-5.3%	$595,000	3.5%	$538	-0.4%	27	16	-1.9%	1.5%
Yarmouth	36	-20.0%	$623,000	-0.3%	$470	1.9%	17	8	-2.1%	-2.0%
Sandwich	28	12.0%	$715,000	6.9%	$495	6.1%	28	11	-0.9%	0.2%
Provincetown	28	55.6%	$1,254,750	-3.5%	$1,499	11.1%	35	-20	-4.1%	-0.2%
Bourne	25	56.3%	$699,000	-0.1%	$502	8.0%	36	22	-3.0%	-1.7%
Chatham	21	-32.3%	$1,800,000	20.0%	$879	10.9%	8	-8	1.4%	3.4%
Brewster	21	31.3%	$835,000	-1.8%	$578	3.7%	8	-14	-0.3%	0.5%
Harwich	18	-30.8%	$740,000	-32.7%	$608	2.9%	8	-4	-1.3%	-3.2%
Orleans	13	-31.6%	$985,000	-21.2%	$648	-2.2%	38	5	-3.2%	0.8%
Eastham	13	-27.8%	$829,000	1.7%	$635	14.6%	5	-30	-1.4%	1.9%
Wellfleet	11	-21.4%	$701,000	-11.2%	$573	2.3%	40	-16	-2.4%	2.2%
Truro	8	0.0%	$609,000	-14.8%	$855	-3.9%	151	93	-6.3%	-3.3%

By Town Year to Date

Town	# of Sales	% Δ	Median Sale	% Δ	$/sqft	% Δ	Median DOM	Δ	% Over	Δ
Barnstable	480	-2.0%	$710,000	-0.7%	$508	3.5%	23	1	-2.7%	-0.5%
Falmouth	341	-5.3%	$910,000	5.9%	$543	1.0%	15	-10	-1.8%	0.5%
Yarmouth	333	-5.4%	$605,000	2.5%	$459	-1.1%	17	-1	-1.6%	-0.1%
Mashpee	294	8.5%	$670,000	-1.5%	$483	6.6%	26	-5	-2.7%	0.3%
Dennis	290	7.4%	$645,000	7.5%	$554	5.2%	16	-1	-1.9%	0.4%
Sandwich	228	6.0%	$735,000	2.1%	$468	0.5%	19	2	-1.5%	0.4%
Harwich	178	1.7%	$751,000	-5.3%	$569	7.4%	14	0	-1.1%	-0.3%
Bourne	161	11.8%	$675,000	12.5%	$442	13.8%	26	2	-1.7%	0.4%
Brewster	156	-6.6%	$744,000	8.6%	$538	4.8%	11	-9	-0.4%	0.1%
Chatham	147	2.1%	$1,375,000	0.0%	$805	-0.1%	16	-6	-2.2%	0.5%
Provincetown	123	-3.9%	$1,245,000	3.8%	$1,449	4.1%	30	-7	-3.6%	0.2%
Orleans	100	5.3%	$862,500	-10.6%	$563	-9.4%	25	-7	-2.1%	1.4%
Eastham	83	-21.7%	$827,000	3.4%	$616	2.0%	23	-2	-1.8%	0.2%
Wellfleet	67	13.6%	$867,000	1.4%	$688	11.2%	25	-15	-1.7%	1.6%
Truro	60	33.3%	$885,000	-5.8%	$837	3.3%	48	2	-4.9%	-0.8%

All data from CCIMLS, Updated as of: Nov 5, 2026