

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	19	15	- 21.1%	301	241	- 19.9%
Closed Sales	30	14	- 53.3%	297	251	- 15.5%
Median Sales Price*	\$555,000	\$650,000	+ 17.1%	\$570,000	\$615,000	+ 7.9%
Inventory of Homes for Sale	56	49	- 12.5%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	60	68	+ 13.3%	45	37	- 17.8%
Percent of Original List Price Received*	98.5%	91.1%	- 7.5%	99.1%	98.7%	- 0.4%
New Listings	17	14	- 17.6%	381	346	- 9.2%

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

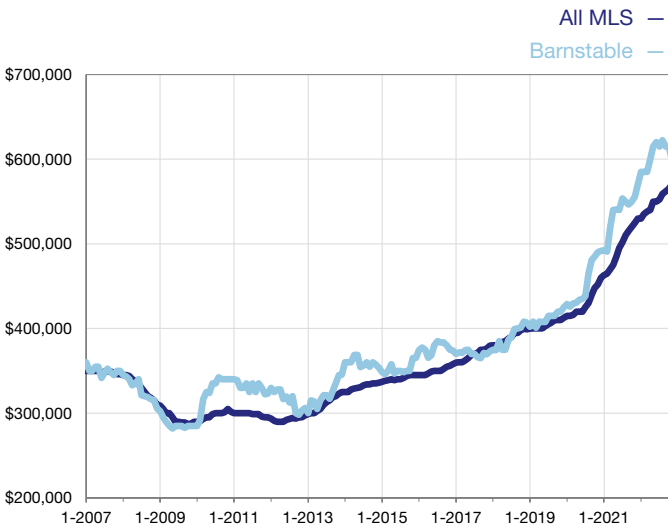
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	39	26	- 33.3%
Closed Sales	2	4	+ 100.0%	42	25	- 40.5%
Median Sales Price*	\$295,000	\$337,450	+ 14.4%	\$244,750	\$295,000	+ 20.5%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--
Cumulative Days on Market Until Sale	116	36	- 69.0%	36	28	- 22.2%
Percent of Original List Price Received*	85.5%	98.2%	+ 14.9%	95.8%	99.5%	+ 3.9%
New Listings	1	1	0.0%	45	35	- 22.2%

* 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

