

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	22	+ 37.5%	31	35	+ 12.9%
Closed Sales	14	13	- 7.1%	38	19	- 50.0%
Median Sales Price*	\$547,500	\$765,000	+ 39.7%	\$555,000	\$765,000	+ 37.8%
Inventory of Homes for Sale	45	29	- 35.6%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	61	144	+ 136.1%	40	108	+ 170.0%
Percent of Original List Price Received*	95.8%	88.7%	- 7.4%	99.4%	90.0%	- 9.5%
New Listings	22	15	- 31.8%	38	34	- 10.5%

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

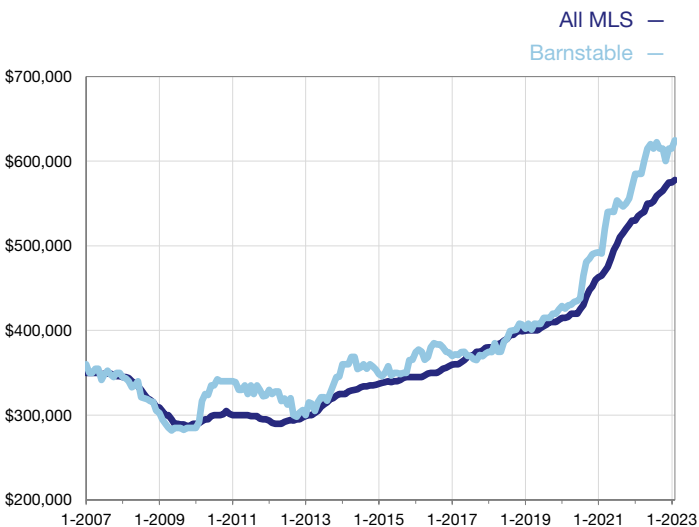
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$510,000	\$0	- 100.0%	\$510,000	\$260,000	- 49.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--
Cumulative Days on Market Until Sale	35	0	- 100.0%	35	28	- 20.0%
Percent of Original List Price Received*	96.4%	0.0%	- 100.0%	96.4%	100.0%	+ 3.7%
New Listings	1	3	+ 200.0%	3	4	+ 33.3%

* 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

