

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	19	30	+ 57.9%	19	30	+ 57.9%
Closed Sales	13	20	+ 53.8%	13	20	+ 53.8%
Median Sales Price*	\$472,500	\$544,125	+ 15.2%	\$472,500	\$544,125	+ 15.2%
Inventory of Homes for Sale	116	42	- 63.8%	--	--	--
Months Supply of Inventory	5.1	1.6	- 68.6%	--	--	--
Cumulative Days on Market Until Sale	58	36	- 37.9%	58	36	- 37.9%
Percent of Original List Price Received*	94.2%	96.3%	+ 2.2%	94.2%	96.3%	+ 2.2%
New Listings	31	25	- 19.4%	31	25	- 19.4%

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

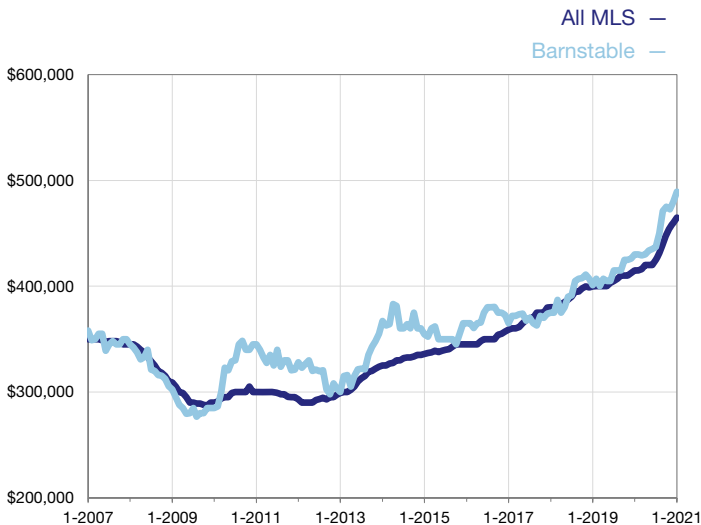
Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$325,000	\$184,000	- 43.4%	\$325,000	\$184,000	- 43.4%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	4.3	2.3	- 46.5%	--	--	--
Cumulative Days on Market Until Sale	66	17	- 74.2%	66	17	- 74.2%
Percent of Original List Price Received*	95.4%	94.6%	- 0.8%	95.4%	94.6%	- 0.8%
New Listings	5	4	- 20.0%	5	4	- 20.0%

* 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

