

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	61	+ 577.8%	57	140	+ 145.6%
Closed Sales	15	22	+ 46.7%	63	86	+ 36.5%
Median Sales Price*	\$427,500	\$548,944	+ 28.4%	\$435,000	\$541,750	+ 24.5%
Inventory of Homes for Sale	119	44	- 63.0%	--	--	--
Months Supply of Inventory	5.5	1.6	- 70.9%	--	--	--
Cumulative Days on Market Until Sale	115	44	- 61.7%	84	68	- 19.0%
Percent of Original List Price Received*	97.0%	102.2%	+ 5.4%	96.1%	97.2%	+ 1.1%
New Listings	17	60	+ 252.9%	116	150	+ 29.3%

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

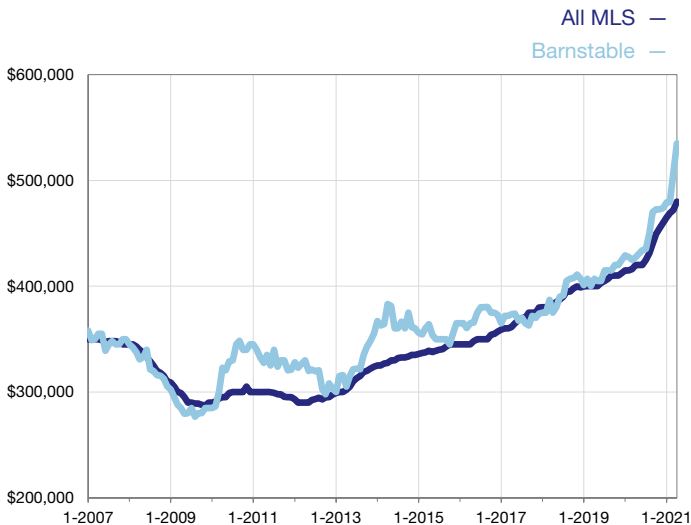
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	9	+ 200.0%	13	22	+ 69.2%
Closed Sales	2	6	+ 200.0%	11	15	+ 36.4%
Median Sales Price*	\$297,500	\$209,000	- 29.7%	\$285,000	\$215,000	- 24.6%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	4.5	1.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	48	42	- 12.5%	61	50	- 18.0%
Percent of Original List Price Received*	96.3%	89.4%	- 7.2%	96.9%	91.9%	- 5.2%
New Listings	2	7	+ 250.0%	16	20	+ 25.0%

\* 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

