

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	26	37	+ 42.3%	80	155	+ 93.8%
Closed Sales	12	30	+ 150.0%	70	119	+ 70.0%
Median Sales Price*	\$387,500	\$584,950	+ 51.0%	\$424,025	\$550,000	+ 29.7%
Inventory of Homes for Sale	118	50	- 57.6%	--	--	--
Months Supply of Inventory	6.0	1.7	- 71.7%	--	--	--
Cumulative Days on Market Until Sale	176	38	- 78.4%	102	56	- 45.1%
Percent of Original List Price Received*	93.4%	101.5%	+ 8.7%	95.6%	97.8%	+ 2.3%
New Listings	39	50	+ 28.2%	152	181	+ 19.1%

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

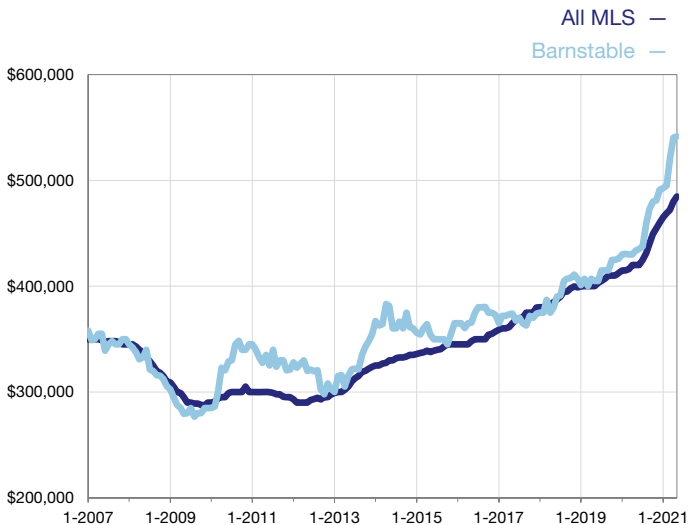
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	14	25	+ 78.6%
Closed Sales	3	5	+ 66.7%	14	19	+ 35.7%
Median Sales Price*	\$359,000	\$400,000	+ 11.4%	\$277,500	\$228,500	- 17.7%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	5.0	2.3	- 54.0%	--	--	--
Cumulative Days on Market Until Sale	59	24	- 59.3%	62	44	- 29.0%
Percent of Original List Price Received*	96.7%	103.5%	+ 7.0%	96.5%	94.6%	- 2.0%
New Listings	5	8	+ 60.0%	20	28	+ 40.0%

* 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

