

# Local Market Update – December 2021

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## Barnstable

### Single-Family Properties

| Key Metrics                              | December  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -    | 2020         | 2021             | + / -   |
| Pending Sales                            | 18        | 22               | + 22.2%  | 304          | 326              | + 7.2%  |
| Closed Sales                             | 36        | 27               | - 25.0%  | 292          | 308              | + 5.5%  |
| Median Sales Price*                      | \$530,500 | <b>\$550,000</b> | + 3.7%   | \$490,000    | <b>\$586,250</b> | + 19.6% |
| Inventory of Homes for Sale              | 58        | 47               | - 19.0%  | --           | --               | --      |
| Months Supply of Inventory               | 2.4       | 1.8              | - 25.0%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 57        | 65               | + 14.0%  | 99           | 48               | - 51.5% |
| Percent of Original List Price Received* | 97.0%     | <b>99.3%</b>     | + 2.4%   | 95.8%        | <b>99.2%</b>     | + 3.5%  |
| New Listings                             | 11        | 23               | + 109.1% | 387          | 408              | + 5.4%  |

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

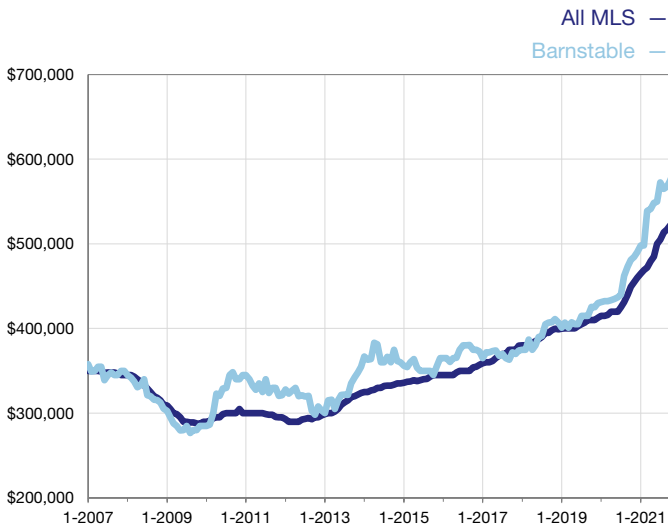
### Condominium Properties

| Key Metrics                              | December  |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -    | 2020         | 2021             | + / -   |
| Pending Sales                            | 5         | 2                | - 60.0%  | 38           | 46               | + 21.1% |
| Closed Sales                             | 1         | 2                | + 100.0% | 34           | 46               | + 35.3% |
| Median Sales Price*                      | \$307,000 | <b>\$295,000</b> | - 3.9%   | \$235,500    | <b>\$252,000</b> | + 7.0%  |
| Inventory of Homes for Sale              | 9         | 3                | - 66.7%  | --           | --               | --      |
| Months Supply of Inventory               | 3.2       | 0.8              | - 75.0%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 247       | 116              | - 53.0%  | 79           | 37               | - 53.2% |
| Percent of Original List Price Received* | 79.7%     | <b>85.5%</b>     | + 7.3%   | 96.4%        | <b>95.8%</b>     | - 0.6%  |
| New Listings                             | 1         | 2                | + 100.0% | 45           | 48               | + 6.7%  |

\* 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

