

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	28	30	+ 7.1%	282	241	- 14.5%
Closed Sales	27	21	- 22.2%	267	235	- 12.0%
Median Sales Price*	\$630,000	\$529,000	- 16.0%	\$575,000	\$607,500	+ 5.7%
Inventory of Homes for Sale	66	55	- 16.7%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	31	74	+ 138.7%	44	35	- 20.5%
Percent of Original List Price Received*	98.2%	92.5%	- 5.8%	99.2%	99.1%	- 0.1%
New Listings	21	19	- 9.5%	364	341	- 6.3%

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

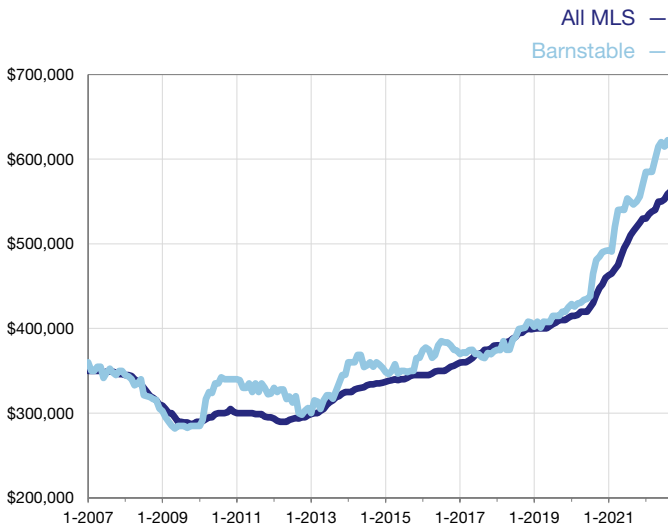
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	39	25	- 35.9%
Closed Sales	3	0	- 100.0%	40	21	- 47.5%
Median Sales Price*	\$271,000	\$0	- 100.0%	\$244,750	\$277,400	+ 13.3%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	3.2	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	32	27	- 15.6%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	96.4%	99.7%	+ 3.4%
New Listings	0	2	--	44	33	- 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

