

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	19	- 13.6%	53	46	- 13.2%
Closed Sales	14	12	- 14.3%	52	31	- 40.4%
Median Sales Price*	\$627,500	<b>\$653,300</b>	+ 4.1%	\$566,000	<b>\$699,900</b>	+ 23.7%
Inventory of Homes for Sale	51	47	- 7.8%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	31	35	+ 12.9%	37	80	+ 116.2%
Percent of Original List Price Received*	103.0%	98.8%	- 4.1%	100.4%	93.4%	- 7.0%
New Listings	35	35	0.0%	72	66	- 8.3%

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

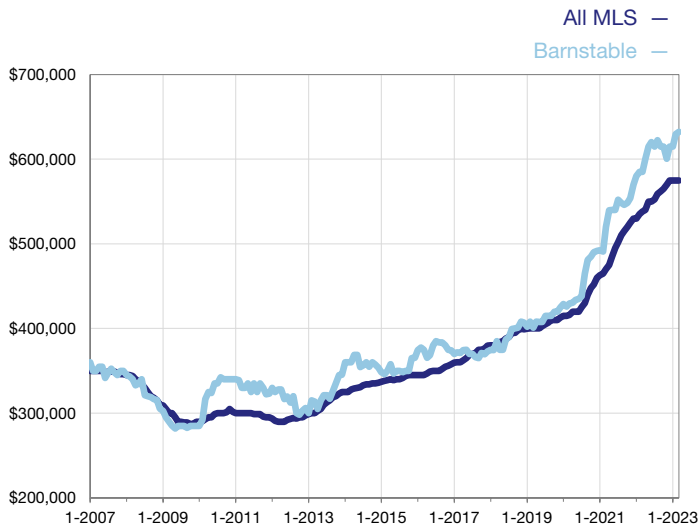
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	9	4	- 55.6%
Closed Sales	3	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$275,000	<b>\$0</b>	- 100.0%	\$369,000	<b>\$260,000</b>	- 29.5%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	98	0	- 100.0%	82	28	- 65.9%
Percent of Original List Price Received*	91.6%	0.0%	- 100.0%	92.8%	100.0%	+ 7.8%
New Listings	6	6	0.0%	9	8	- 11.1%

\* 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

