

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	30	+ 36.4%	75	61	- 18.7%
Closed Sales	23	5	- 78.3%	75	37	- 50.7%
Median Sales Price*	\$750,000	\$875,000	+ 16.7%	\$627,500	\$699,900	+ 11.5%
Inventory of Homes for Sale	50	37	- 26.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	39	27	- 30.8%	38	71	+ 86.8%
Percent of Original List Price Received*	101.0%	103.3%	+ 2.3%	100.5%	94.6%	- 5.9%
New Listings	27	26	- 3.7%	99	81	- 18.2%

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

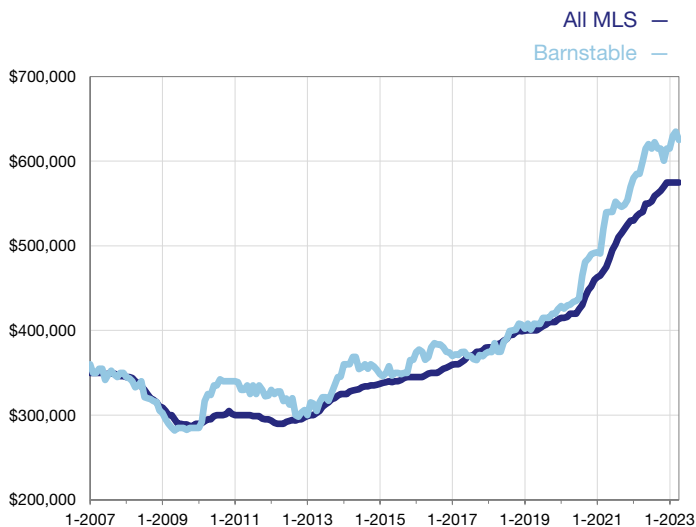
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	12	6	- 50.0%
Closed Sales	4	2	- 50.0%	8	3	- 62.5%
Median Sales Price*	\$288,650	\$572,000	+ 98.2%	\$288,650	\$294,000	+ 1.9%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	8	11	+ 37.5%	45	17	- 62.2%
Percent of Original List Price Received*	98.6%	103.8%	+ 5.3%	95.7%	102.5%	+ 7.1%
New Listings	6	4	- 33.3%	15	11	- 26.7%

* 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

