

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	43	- 12.2%	209	153	- 26.8%
Closed Sales	56	44	- 21.4%	204	136	- 33.3%
Median Sales Price*	\$705,500	<b>\$685,000</b>	- 2.9%	\$650,000	<b>\$695,550</b>	+ 7.0%
Inventory of Homes for Sale	82	65	- 20.7%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	40	+ 66.7%	34	55	+ 61.8%
Percent of Original List Price Received*	104.0%	<b>99.2%</b>	- 4.6%	101.8%	<b>96.2%</b>	- 5.5%
New Listings	70	47	- 32.9%	256	183	- 28.5%

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

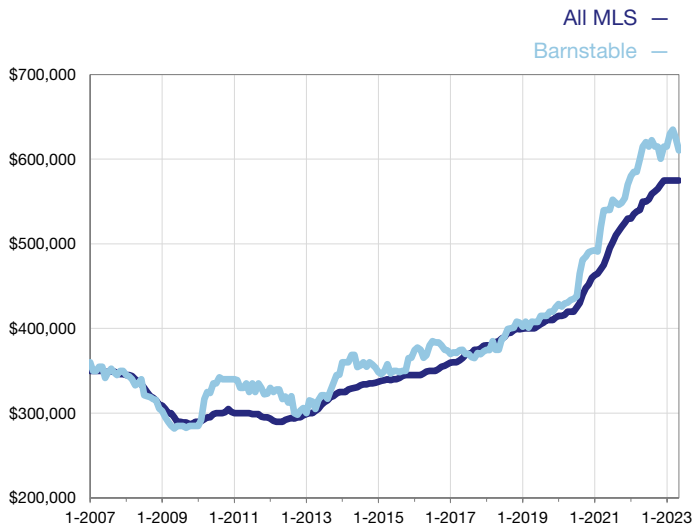
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	29	23	- 20.7%
Closed Sales	5	4	- 20.0%	23	17	- 26.1%
Median Sales Price*	\$292,000	<b>\$320,000</b>	+ 9.6%	\$299,900	<b>\$337,400</b>	+ 12.5%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	10	53	+ 430.0%	33	39	+ 18.2%
Percent of Original List Price Received*	105.4%	<b>97.1%</b>	- 7.9%	100.9%	<b>99.1%</b>	- 1.8%
New Listings	6	4	- 33.3%	30	26	- 13.3%

\* 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

