

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	46	53	+ 15.2%	255	203	- 20.4%
Closed Sales	46	38	- 17.4%	250	176	- 29.6%
Median Sales Price*	\$627,500	\$692,500	+ 10.4%	\$638,150	\$695,000	+ 8.9%
Inventory of Homes for Sale	102	76	- 25.5%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--
Cumulative Days on Market Until Sale	18	41	+ 127.8%	31	52	+ 67.7%
Percent of Original List Price Received*	103.8%	100.7%	- 3.0%	102.2%	97.1%	- 5.0%
New Listings	71	66	- 7.0%	327	250	- 23.5%

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

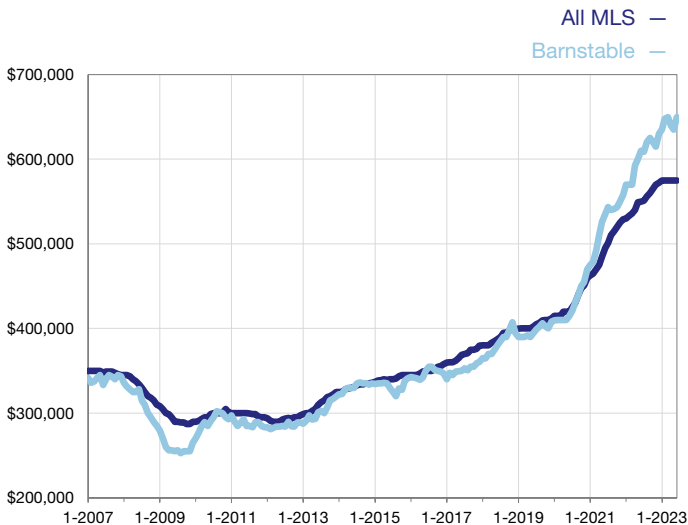
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	35	30	- 14.3%
Closed Sales	7	5	- 28.6%	30	24	- 20.0%
Median Sales Price*	\$380,000	\$350,000	- 7.9%	\$307,900	\$341,100	+ 10.8%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	16	21	+ 31.3%	29	35	+ 20.7%
Percent of Original List Price Received*	104.6%	101.5%	- 3.0%	101.7%	99.5%	- 2.2%
New Listings	5	4	- 20.0%	35	31	- 11.4%

* 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

