

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	47	32	- 31.9%	302	227	- 24.8%
Closed Sales	46	30	- 34.8%	296	206	- 30.4%
Median Sales Price*	\$632,500	\$619,000	- 2.1%	\$635,700	\$673,000	+ 5.9%
Inventory of Homes for Sale	119	75	- 37.0%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	26	26	0.0%	30	48	+ 60.0%
Percent of Original List Price Received*	99.2%	99.5%	+ 0.3%	101.7%	97.5%	- 4.1%
New Listings	71	32	- 54.9%	398	283	- 28.9%

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

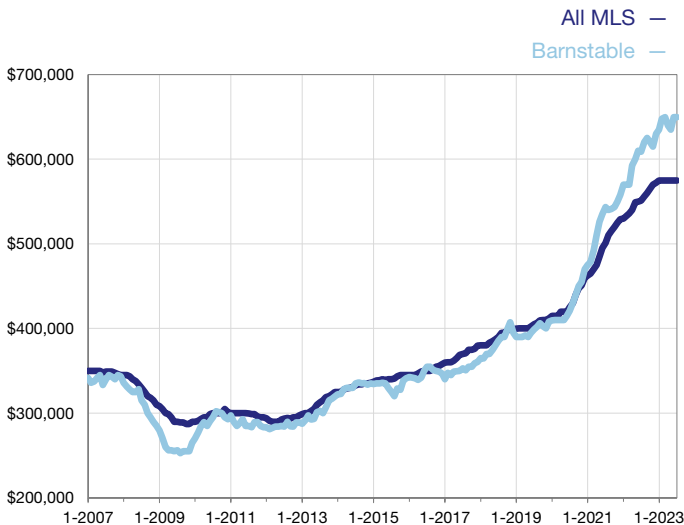
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	9	+ 200.0%	38	38	0.0%
Closed Sales	5	6	+ 20.0%	35	31	- 11.4%
Median Sales Price*	\$500,000	\$535,000	+ 7.0%	\$315,900	\$349,000	+ 10.5%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	13	59	+ 353.8%	27	40	+ 48.1%
Percent of Original List Price Received*	105.2%	94.3%	- 10.4%	102.2%	98.2%	- 3.9%
New Listings	3	7	+ 133.3%	38	39	+ 2.6%

* 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

