

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 55 | 48 | - 12.7% | 357 | 268 | - 24.9% |
| Closed Sales | 52 | 44 | - 15.4% | 348 | 251 | - 27.9% |
| Median Sales Price* | \$690,000 | \$635,000 | - 8.0% | \$640,000 | \$660,000 | + 3.1% |
| Inventory of Homes for Sale | 122 | 81 | - 33.6% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 2.3 | - 11.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 41 | 29 | - 29.3% | 32 | 45 | + 40.6% |
| Percent of Original List Price Received* | 96.6% | 98.6% | + 2.1% | 101.0% | 97.7% | - 3.3% |
| New Listings | 65 | 54 | - 16.9% | 463 | 337 | - 27.2% |

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

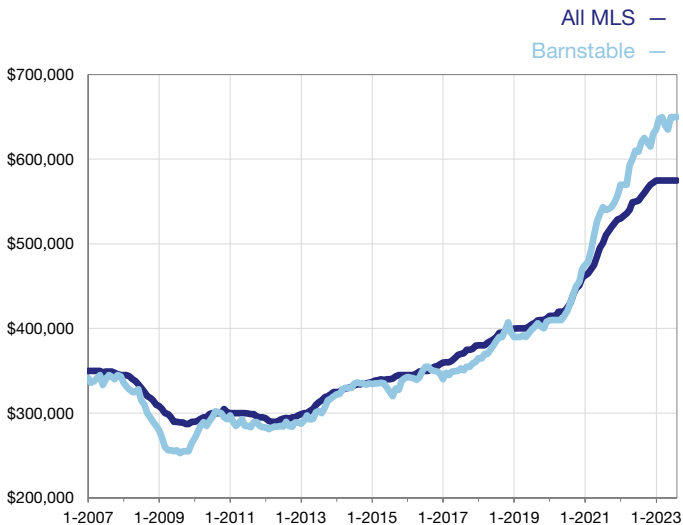
Condominium Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 2 | 2 | 0.0% | 40 | 39 | - 2.5% |
| Closed Sales | 4 | 6 | + 50.0% | 39 | 37 | - 5.1% |
| Median Sales Price* | \$288,000 | \$303,500 | + 5.4% | \$315,900 | \$340,000 | + 7.6% |
| Inventory of Homes for Sale | 9 | 6 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 1.4 | - 36.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 10 | 32 | + 220.0% | 25 | 38 | + 52.0% |
| Percent of Original List Price Received* | 101.6% | 101.6% | 0.0% | 102.2% | 98.8% | - 3.3% |
| New Listings | 2 | 3 | + 50.0% | 40 | 42 | + 5.0% |

* 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

