

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	37	- 24.5%	406	300	- 26.1%
Closed Sales	65	26	- 60.0%	413	278	- 32.7%
Median Sales Price*	\$607,000	\$807,500	+ 33.0%	\$635,000	\$675,000	+ 6.3%
Inventory of Homes for Sale	117	100	- 14.5%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	36	65	+ 80.6%	33	46	+ 39.4%
Percent of Original List Price Received*	95.6%	96.1%	+ 0.5%	100.1%	97.6%	- 2.5%
New Listings	55	64	+ 16.4%	518	400	- 22.8%

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

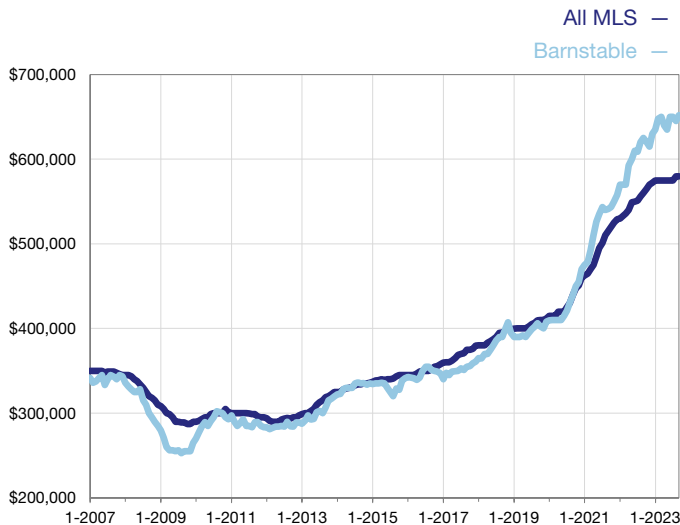
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	41	43	+ 4.9%
Closed Sales	3	2	- 33.3%	42	40	- 4.8%
Median Sales Price*	\$235,000	\$788,500	+ 235.5%	\$307,900	\$345,600	+ 12.2%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	80	26	- 67.5%	29	37	+ 27.6%
Percent of Original List Price Received*	88.5%	99.4%	+ 12.3%	101.2%	99.1%	- 2.1%
New Listings	5	6	+ 20.0%	45	48	+ 6.7%

* 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

