

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	48	+ 26.3%	444	343	- 22.7%
Closed Sales	42	40	- 4.8%	455	318	- 30.1%
Median Sales Price*	\$588,750	\$660,000	+ 12.1%	\$630,000	\$672,500	+ 6.7%
Inventory of Homes for Sale	108	121	+ 12.0%	--	--	--
Months Supply of Inventory	2.4	3.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	46	+ 39.4%	33	46	+ 39.4%
Percent of Original List Price Received*	95.9%	97.3%	+ 1.5%	99.7%	97.5%	- 2.2%
New Listings	38	68	+ 78.9%	556	471	- 15.3%

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

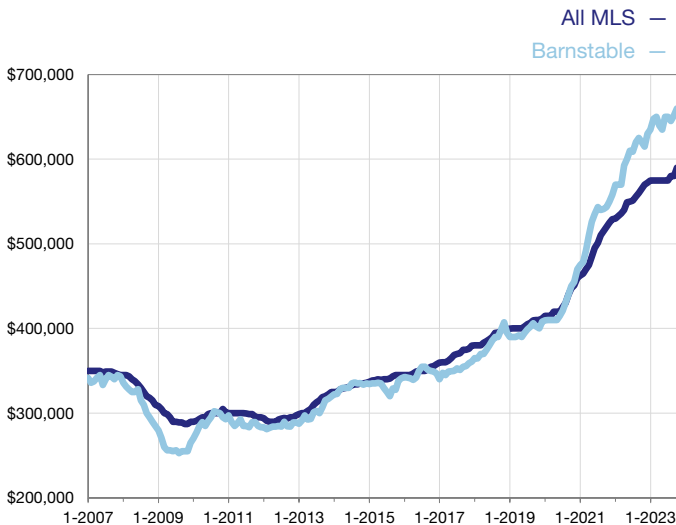
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	45	44	- 2.2%
Closed Sales	0	1	--	42	41	- 2.4%
Median Sales Price*	\$0	\$333,000	--	\$307,900	\$342,200	+ 11.1%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	3.4	1.9	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	0	17	--	29	37	+ 27.6%
Percent of Original List Price Received*	0.0%	104.4%	--	101.2%	99.2%	- 2.0%
New Listings	7	2	- 71.4%	52	50	- 3.8%

* 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

