

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	36	38	+ 5.6%	480	373	- 22.3%
Closed Sales	40	34	- 15.0%	495	353	- 28.7%
Median Sales Price*	\$554,950	\$632,500	+ 14.0%	\$625,000	\$667,500	+ 6.8%
Inventory of Homes for Sale	91	124	+ 36.3%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--
Cumulative Days on Market Until Sale	65	31	- 52.3%	35	45	+ 28.6%
Percent of Original List Price Received*	91.4%	97.5%	+ 6.7%	99.1%	97.5%	- 1.6%
New Listings	26	47	+ 80.8%	582	516	- 11.3%

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

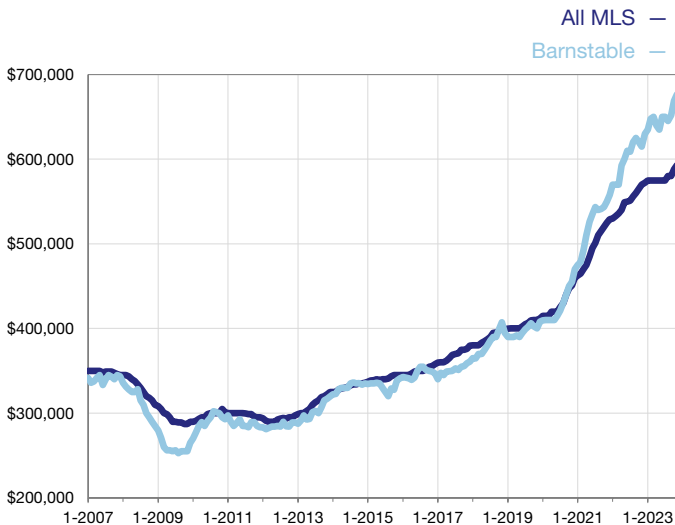
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	48	46	- 4.2%
Closed Sales	1	4	+ 300.0%	43	45	+ 4.7%
Median Sales Price*	\$501,000	\$417,500	- 16.7%	\$315,900	\$350,000	+ 10.8%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	19	11	- 42.1%	29	34	+ 17.2%
Percent of Original List Price Received*	104.6%	102.3%	- 2.2%	101.3%	99.5%	- 1.8%
New Listings	2	8	+ 300.0%	54	58	+ 7.4%

* 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

