

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	28	+ 12.0%	505	398	- 21.2%
Closed Sales	40	36	- 10.0%	535	389	- 27.3%
Median Sales Price*	\$662,500	<b>\$653,500</b>	- 1.4%	\$630,000	<b>\$660,000</b>	+ 4.8%
Inventory of Homes for Sale	71	99	+ 39.4%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--
Cumulative Days on Market Until Sale	52	48	- 7.7%	37	45	+ 21.6%
Percent of Original List Price Received*	90.8%	<b>95.7%</b>	+ 5.4%	98.5%	<b>97.3%</b>	- 1.2%
New Listings	18	23	+ 27.8%	600	537	- 10.5%

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

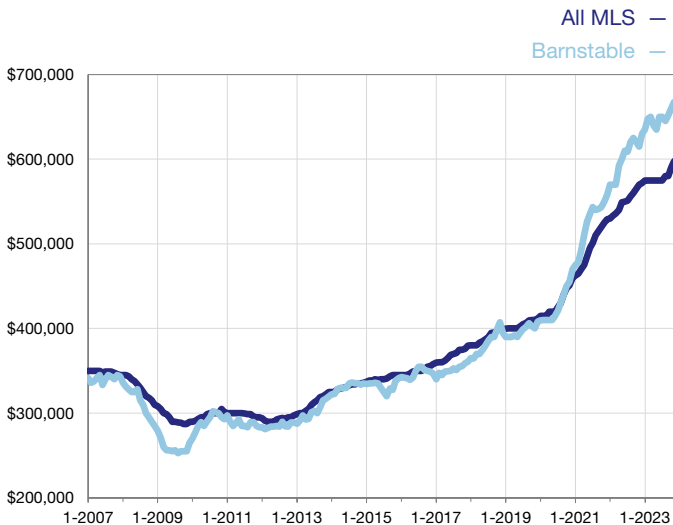
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	52	49	- 5.8%
Closed Sales	8	3	- 62.5%	51	48	- 5.9%
Median Sales Price*	\$318,950	<b>\$275,000</b>	- 13.8%	\$315,900	<b>\$349,500</b>	+ 10.6%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	38	14	- 63.2%	30	33	+ 10.0%
Percent of Original List Price Received*	96.3%	<b>100.1%</b>	+ 3.9%	100.5%	<b>99.6%</b>	- 0.9%
New Listings	2	2	0.0%	56	58	+ 3.6%

\* 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

