

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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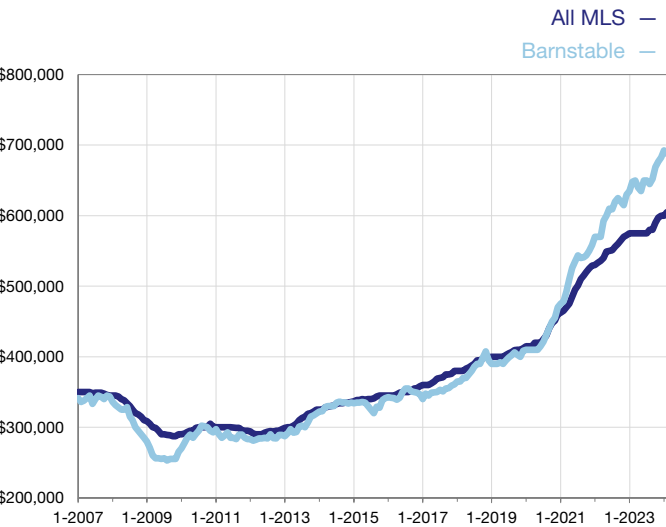
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	29	44	+ 51.7%	49	79	+ 61.2%
Closed Sales	23	23	0.0%	43	64	+ 48.8%
Median Sales Price*	\$747,000	\$690,000	- 7.6%	\$645,900	\$707,500	+ 9.5%
Inventory of Homes for Sale	50	74	+ 48.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	109	59	- 45.9%	81	54	- 33.3%
Percent of Original List Price Received*	89.9%	93.9%	+ 4.4%	91.4%	93.8%	+ 2.6%
New Listings	18	41	+ 127.8%	46	65	+ 41.3%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	7	5	- 28.6%
Closed Sales	3	2	- 33.3%	5	5	0.0%
Median Sales Price*	\$270,000	\$325,000	+ 20.4%	\$270,000	\$349,999	+ 29.6%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	97	76	- 21.6%	67	71	+ 6.0%
Percent of Original List Price Received*	93.2%	97.2%	+ 4.3%	95.9%	98.3%	+ 2.5%
New Listings	3	3	0.0%	7	6	- 14.3%

* 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

