

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	46	+ 142.1%	68	119	+ 75.0%
Closed Sales	29	37	+ 27.6%	72	101	+ 40.3%
Median Sales Price*	\$696,100	\$630,000	- 9.5%	\$673,050	\$650,000	- 3.4%
Inventory of Homes for Sale	76	75	- 1.3%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	45	+ 18.4%	63	51	- 19.0%
Percent of Original List Price Received*	98.3%	99.0%	+ 0.7%	94.2%	95.7%	+ 1.6%
New Listings	50	48	- 4.0%	96	113	+ 17.7%

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

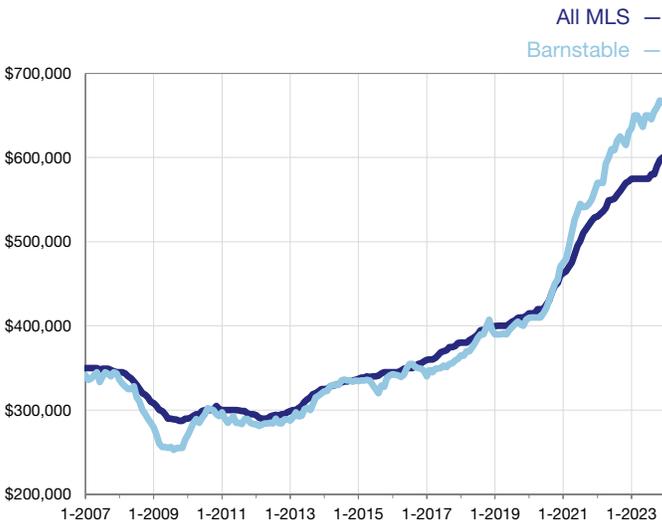
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	1	- 83.3%	13	6	- 53.8%
Closed Sales	3	1	- 66.7%	8	6	- 25.0%
Median Sales Price*	\$368,900	\$270,000	- 26.8%	\$307,000	\$317,500	+ 3.4%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--
Cumulative Days on Market Until Sale	15	16	+ 6.7%	48	62	+ 29.2%
Percent of Original List Price Received*	99.7%	100.0%	+ 0.3%	97.3%	98.7%	+ 1.4%
New Listings	6	3	- 50.0%	13	9	- 30.8%

* 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

