

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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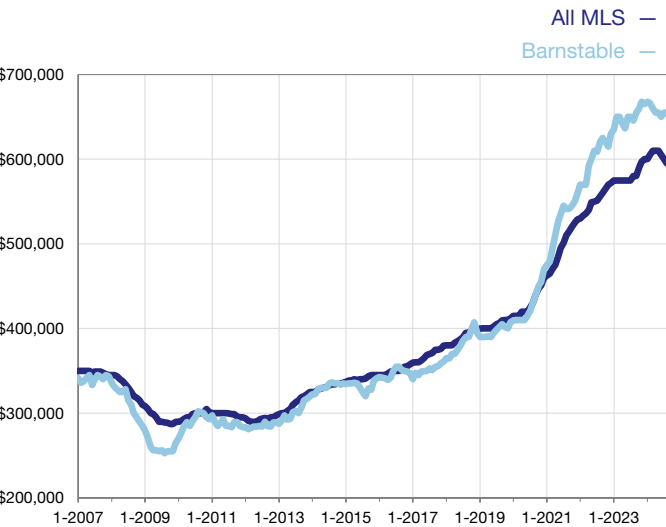
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	40	48	+ 20.0%	258	323	+ 25.2%
Closed Sales	45	38	- 15.6%	252	304	+ 20.6%
Median Sales Price*	\$640,000	\$687,450	+ 7.4%	\$664,000	\$695,000	+ 4.7%
Inventory of Homes for Sale	103	116	+ 12.6%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	40	+ 37.9%	45	49	+ 8.9%
Percent of Original List Price Received*	98.6%	95.7%	- 2.9%	97.7%	96.9%	- 0.8%
New Listings	56	56	0.0%	342	403	+ 17.8%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	39	20	- 48.7%
Closed Sales	7	3	- 57.1%	38	19	- 50.0%
Median Sales Price*	\$323,000	\$307,000	- 5.0%	\$341,100	\$357,000	+ 4.7%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	3.6	+ 157.1%	--	--	--
Cumulative Days on Market Until Sale	30	21	- 30.0%	38	81	+ 113.2%
Percent of Original List Price Received*	102.9%	97.7%	- 5.1%	99.1%	96.4%	- 2.7%
New Listings	3	4	+ 33.3%	42	31	- 26.2%

* 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

