

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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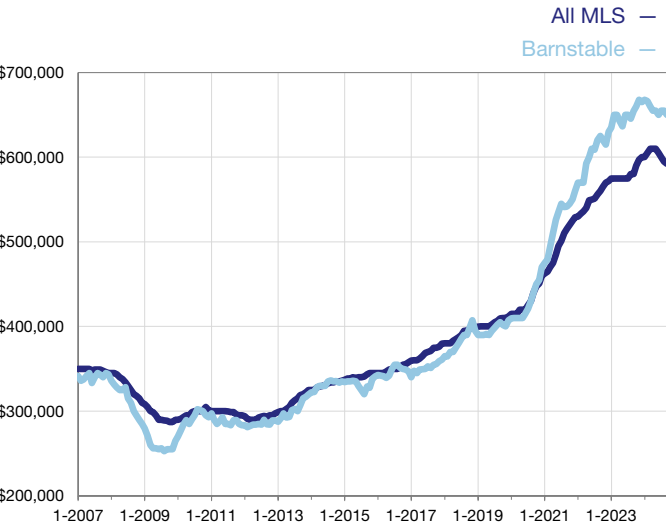
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	34	38	+ 11.8%	292	353	+ 20.9%
Closed Sales	27	37	+ 37.0%	279	341	+ 22.2%
Median Sales Price*	\$815,000	\$745,000	- 8.6%	\$675,000	\$699,900	+ 3.7%
Inventory of Homes for Sale	122	133	+ 9.0%	--	--	--
Months Supply of Inventory	3.7	3.5	- 5.4%	--	--	--
Cumulative Days on Market Until Sale	65	62	- 4.6%	47	51	+ 8.5%
Percent of Original List Price Received*	96.1%	96.0%	- 0.1%	97.6%	96.8%	- 0.8%
New Listings	64	62	- 3.1%	406	466	+ 14.8%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	41	22	- 46.3%
Closed Sales	3	2	- 33.3%	41	21	- 48.8%
Median Sales Price*	\$600,000	\$324,500	- 45.9%	\$349,000	\$357,000	+ 2.3%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	2.3	4.0	+ 73.9%	--	--	--
Cumulative Days on Market Until Sale	47	100	+ 112.8%	39	83	+ 112.8%
Percent of Original List Price Received*	97.0%	91.8%	- 5.4%	99.0%	95.9%	- 3.1%
New Listings	6	3	- 50.0%	48	34	- 29.2%

* 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

