

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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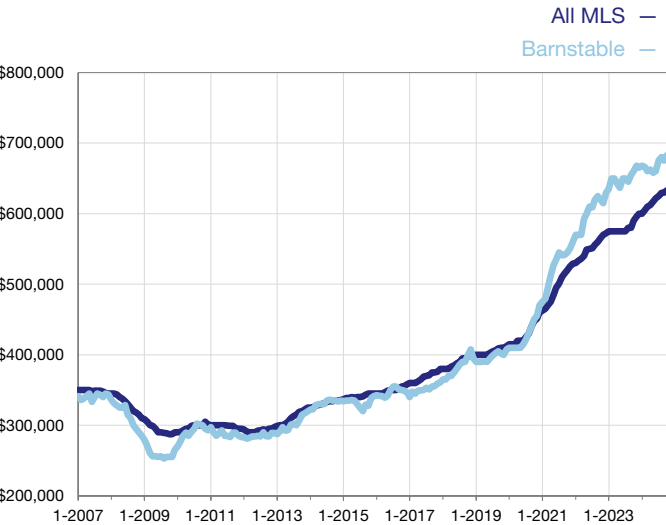
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	42	53	+ 26.2%	334	406	+ 21.6%
Closed Sales	41	42	+ 2.4%	320	385	+ 20.3%
Median Sales Price*	\$650,000	\$699,000	+ 7.5%	\$672,500	\$695,000	+ 3.3%
Inventory of Homes for Sale	138	129	- 6.5%	--	--	--
Months Supply of Inventory	4.2	3.3	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	46	55	+ 19.6%	47	51	+ 8.5%
Percent of Original List Price Received*	97.2%	95.6%	- 1.6%	97.5%	96.7%	- 0.8%
New Listings	64	61	- 4.7%	469	527	+ 12.4%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	44	26	- 40.9%
Closed Sales	1	2	+ 100.0%	42	23	- 45.2%
Median Sales Price*	\$333,000	\$280,250	- 15.8%	\$345,600	\$350,000	+ 1.3%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.9	3.5	+ 84.2%	--	--	--
Cumulative Days on Market Until Sale	17	27	+ 58.8%	38	78	+ 105.3%
Percent of Original List Price Received*	104.4%	99.1%	- 5.1%	99.1%	96.2%	- 2.9%
New Listings	2	4	+ 100.0%	50	38	- 24.0%

* 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

