

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable

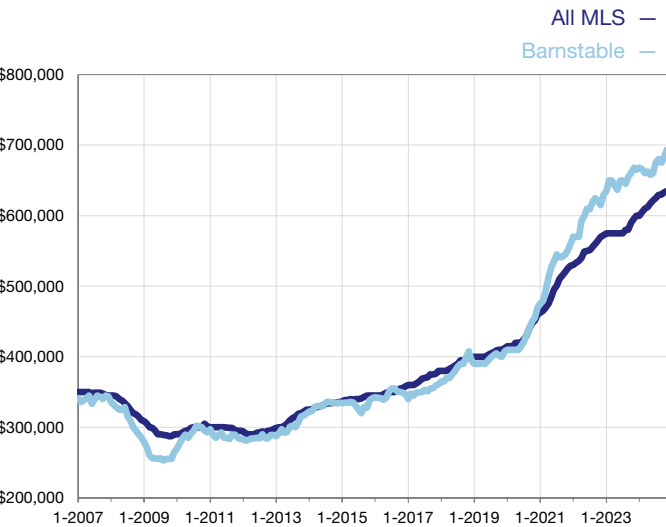
| Single-Family Properties                 | November  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 35        | 39        | + 11.4% | 369          | 435       | + 17.9% |
| Closed Sales                             | 34        | 37        | + 8.8%  | 354          | 422       | + 19.2% |
| Median Sales Price*                      | \$632,500 | \$700,000 | + 10.7% | \$667,750    | \$697,450 | + 4.4%  |
| Inventory of Homes for Sale              | 141       | 114       | - 19.1% | --           | --        | --      |
| Months Supply of Inventory               | 4.3       | 3.0       | - 30.2% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 31        | 46        | + 48.4% | 45           | 51        | + 13.3% |
| Percent of Original List Price Received* | 97.5%     | 95.2%     | - 2.4%  | 97.5%        | 96.5%     | - 1.0%  |
| New Listings                             | 48        | 34        | - 29.2% | 517          | 556       | + 7.5%  |

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

| Condominium Properties                   | November  |           |          | Year to Date |           |          |
|--|-----------|-----------|----------|--------------|-----------|----------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -    |
| Key Metrics                              |           |           |          |              |           |          |
| Pending Sales                            | 2         | 2         | 0.0%     | 46           | 27        | - 41.3%  |
| Closed Sales                             | 4         | 2         | - 50.0%  | 46           | 25        | - 45.7%  |
| Median Sales Price*                      | \$417,500 | \$317,500 | - 24.0%  | \$350,000    | \$350,000 | 0.0%     |
| Inventory of Homes for Sale              | 11        | 8         | - 27.3%  | --           | --        | --       |
| Months Supply of Inventory               | 2.6       | 3.2       | + 23.1%  | --           | --        | --       |
| Cumulative Days on Market Until Sale     | 11        | 78        | + 609.1% | 36           | 78        | + 116.7% |
| Percent of Original List Price Received* | 102.3%    | 96.0%     | - 6.2%   | 99.4%        | 96.2%     | - 3.2%   |
| New Listings                             | 7         | 1         | - 85.7%  | 57           | 39        | - 31.6%  |

\* 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

