

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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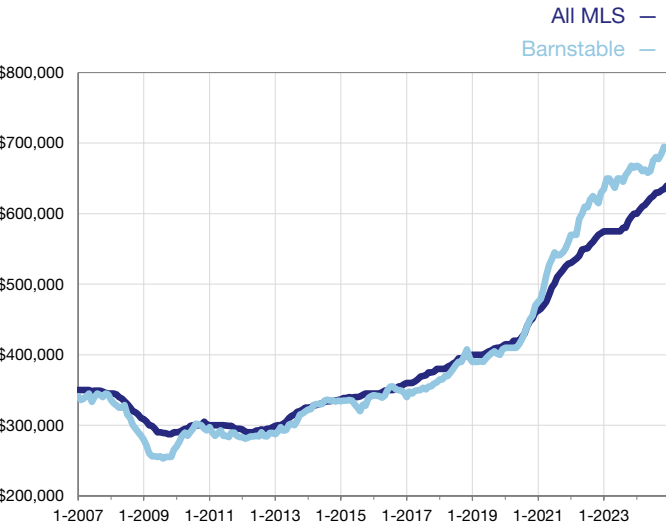
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	25	31	+ 24.0%	394	462	+ 17.3%
Closed Sales	37	39	+ 5.4%	391	463	+ 18.4%
Median Sales Price*	\$655,000	\$610,000	- 6.9%	\$665,000	\$692,000	+ 4.1%
Inventory of Homes for Sale	122	83	- 32.0%	--	--	--
Months Supply of Inventory	3.7	2.2	- 40.5%	--	--	--
Cumulative Days on Market Until Sale	47	56	+ 19.1%	45	51	+ 13.3%
Percent of Original List Price Received*	95.9%	95.6%	- 0.3%	97.4%	96.4%	- 1.0%
New Listings	23	17	- 26.1%	540	578	+ 7.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	49	28	- 42.9%
Closed Sales	4	3	- 25.0%	50	28	- 44.0%
Median Sales Price*	\$267,500	\$380,000	+ 42.1%	\$349,500	\$353,500	+ 1.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	13	16	+ 23.1%	34	71	+ 108.8%
Percent of Original List Price Received*	97.6%	100.5%	+ 3.0%	99.2%	96.7%	- 2.5%
New Listings	1	2	+ 100.0%	58	41	- 29.3%

* 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

