

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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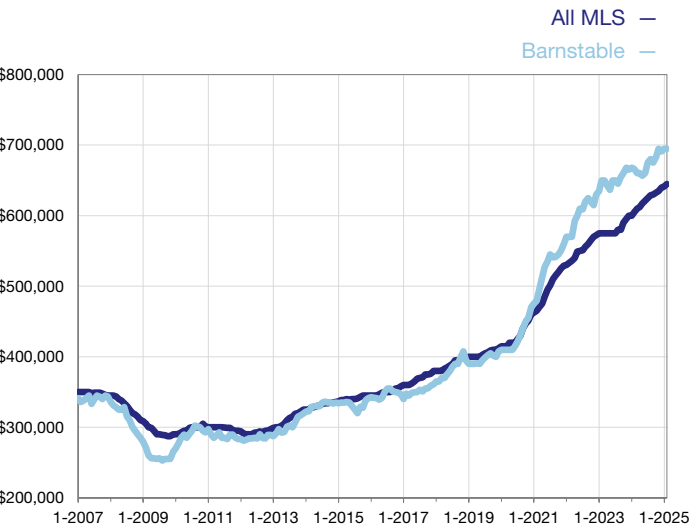
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	36	31	- 13.9%	70	74	+ 5.7%
Closed Sales	23	29	+ 26.1%	64	69	+ 7.8%
Median Sales Price*	\$690,000	\$715,000	+ 3.6%	\$707,500	\$715,000	+ 1.1%
Inventory of Homes for Sale	91	59	- 35.2%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	59	96	+ 62.7%	54	77	+ 42.6%
Percent of Original List Price Received*	93.9%	94.1%	+ 0.2%	93.8%	93.8%	0.0%
New Listings	40	31	- 22.5%	64	59	- 7.8%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	5	9	+ 80.0%
Closed Sales	2	1	- 50.0%	5	3	- 40.0%
Median Sales Price*	\$325,000	\$320,000	- 1.5%	\$349,999	\$320,000	- 8.6%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.8	4.1	+ 127.8%	--	--	--
Cumulative Days on Market Until Sale	76	5	- 93.4%	71	25	- 64.8%
Percent of Original List Price Received*	97.2%	94.1%	- 3.2%	98.3%	96.1%	- 2.2%
New Listings	3	7	+ 133.3%	6	13	+ 116.7%

* 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

