

# Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable

### Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	40	55	+ 37.5%	151	160	+ 6.0%
Closed Sales	41	31	- 24.4%	142	126	- 11.3%
Median Sales Price*	\$700,000	<b>\$752,500</b>	+ 7.5%	\$672,063	<b>\$721,000</b>	+ 7.3%
Inventory of Homes for Sale	93	107	+ 15.1%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	37	64	+ 73.0%	47	72	+ 53.2%
Percent of Original List Price Received*	98.2%	98.4%	+ 0.2%	96.4%	95.4%	- 1.0%
New Listings	59	73	+ 23.7%	170	203	+ 19.4%

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

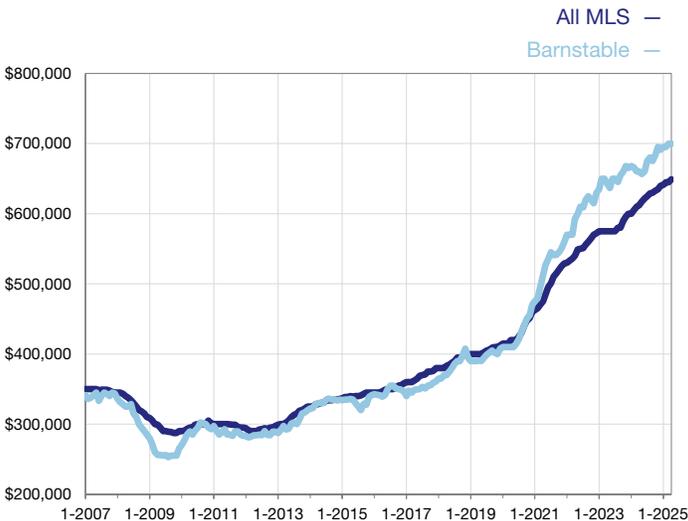
### Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	5	+ 150.0%	8	16	+ 100.0%
Closed Sales	1	2	+ 100.0%	7	12	+ 71.4%
Median Sales Price*	\$350,000	<b>\$857,500</b>	+ 145.0%	\$349,999	<b>\$365,000</b>	+ 4.3%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--
Cumulative Days on Market Until Sale	37	35	- 5.4%	59	36	- 39.0%
Percent of Original List Price Received*	101.4%	97.3%	- 4.0%	99.1%	96.1%	- 3.0%
New Listings	1	9	+ 800.0%	10	24	+ 140.0%

\* 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

