

# Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable

### Single-Family Properties

Key Metrics	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	41	<b>53</b>	+ 29.3%	317	<b>328</b>	+ 3.5%
Closed Sales	39	<b>41</b>	+ 5.1%	306	<b>310</b>	+ 1.3%
Median Sales Price*	\$699,900	<b>\$743,000</b>	+ 6.2%	\$695,000	<b>\$730,000</b>	+ 5.0%
Inventory of Homes for Sale	135	<b>114</b>	- 15.6%	--	--	--
Months Supply of Inventory	3.6	<b>2.9</b>	- 19.4%	--	--	--
Cumulative Days on Market Until Sale	42	<b>49</b>	+ 16.7%	49	<b>56</b>	+ 14.3%
Percent of Original List Price Received*	95.2%	<b>95.9%</b>	+ 0.7%	96.8%	<b>96.1%</b>	- 0.7%
New Listings	58	<b>59</b>	+ 1.7%	407	<b>405</b>	- 0.5%

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

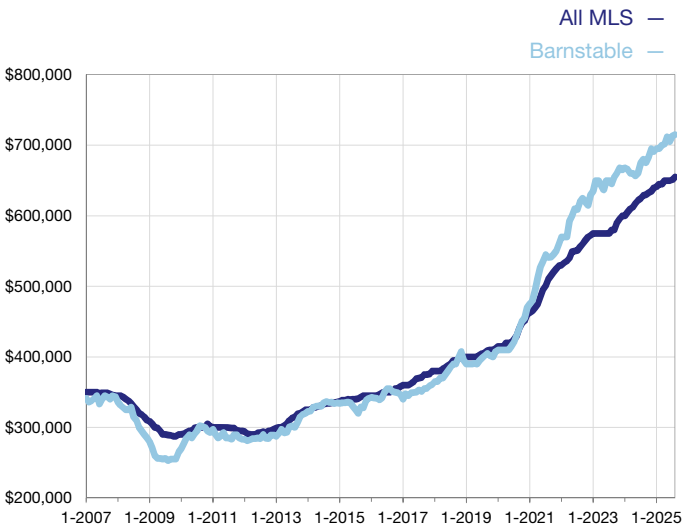
### Condominium Properties

Key Metrics	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	<b>7</b>	+ 133.3%	20	<b>33</b>	+ 65.0%
Closed Sales	3	<b>3</b>	0.0%	19	<b>27</b>	+ 42.1%
Median Sales Price*	\$307,000	<b>\$359,900</b>	+ 17.2%	\$357,000	<b>\$365,000</b>	+ 2.2%
Inventory of Homes for Sale	11	<b>28</b>	+ 154.5%	--	--	--
Months Supply of Inventory	4.4	<b>8.2</b>	+ 86.4%	--	--	--
Cumulative Days on Market Until Sale	21	<b>31</b>	+ 47.6%	81	<b>40</b>	- 50.6%
Percent of Original List Price Received*	97.7%	<b>97.8%</b>	+ 0.1%	96.4%	<b>96.8%</b>	+ 0.4%
New Listings	4	<b>7</b>	+ 75.0%	31	<b>64</b>	+ 106.5%

\* 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

