

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Barnstable

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	29	19	- 34.5%	461	460	- 0.2%
Closed Sales	39	44	+ 12.8%	464	465	+ 0.2%
Median Sales Price*	\$610,000	<b>\$822,500</b>	+ 34.8%	\$691,000	<b>\$730,000</b>	+ 5.6%
Inventory of Homes for Sale	96	81	- 15.6%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	56	72	+ 28.6%	51	58	+ 13.7%
Percent of Original List Price Received*	95.6%	<b>89.8%</b>	- 6.1%	96.4%	<b>95.2%</b>	- 1.2%
New Listings	16	21	+ 31.3%	578	554	- 4.2%

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

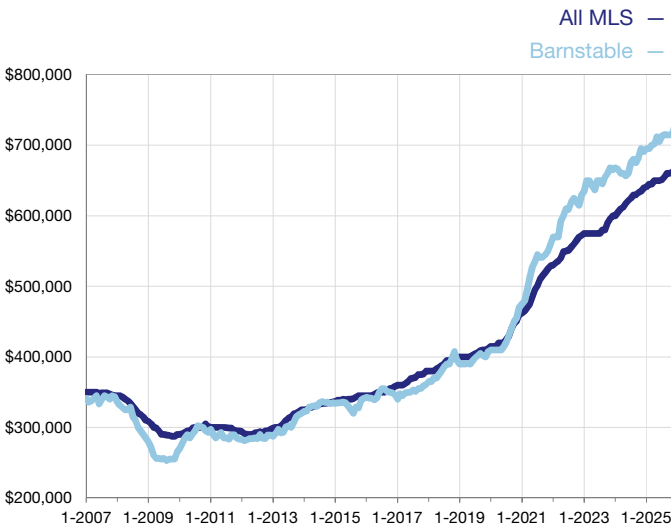
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	3	+ 50.0%	28	45	+ 60.7%
Closed Sales	3	3	0.0%	28	42	+ 50.0%
Median Sales Price*	\$380,000	<b>\$345,000</b>	- 9.2%	\$353,500	<b>\$359,000</b>	+ 1.6%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	16	54	+ 237.5%	71	52	- 26.8%
Percent of Original List Price Received*	100.5%	<b>93.9%</b>	- 6.6%	96.7%	<b>95.6%</b>	- 1.1%
New Listings	2	0	- 100.0%	41	72	+ 75.6%

\* 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

