

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	26	28	+ 7.7%	69	55	- 20.3%
Closed Sales	29	19	- 34.5%	69	40	- 42.0%
Median Sales Price*	\$715,000	\$650,000	- 9.1%	\$715,000	\$650,000	- 9.1%
Inventory of Homes for Sale	68	71	+ 4.4%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	96	62	- 35.4%	77	57	- 26.0%
Percent of Original List Price Received*	94.1%	94.0%	- 0.1%	93.8%	94.3%	+ 0.5%
New Listings	31	31	0.0%	62	58	- 6.5%

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

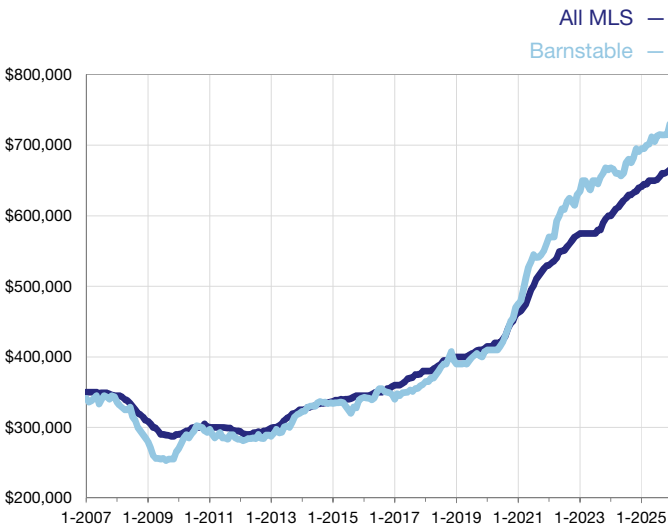
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	2	- 60.0%	8	5	- 37.5%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Median Sales Price*	\$320,000	\$350,000	+ 9.4%	\$320,000	\$350,000	+ 9.4%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	4.6	2.0	- 56.5%	--	--	--
Cumulative Days on Market Until Sale	5	77	+ 1,440.0%	25	177	+ 608.0%
Percent of Original List Price Received*	94.1%	93.3%	- 0.9%	96.1%	87.2%	- 9.3%
New Listings	7	2	- 71.4%	13	9	- 30.8%

* 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

