

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	35	30	- 14.3%	104	83	- 20.2%
Closed Sales	26	31	+ 19.2%	95	71	- 25.3%
Median Sales Price*	\$720,000	\$750,000	+ 4.2%	\$715,000	\$710,000	- 0.7%
Inventory of Homes for Sale	95	86	- 9.5%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--
Cumulative Days on Market Until Sale	68	59	- 13.2%	75	58	- 22.7%
Percent of Original List Price Received*	96.0%	96.9%	+ 0.9%	94.4%	95.4%	+ 1.1%
New Listings	68	48	- 29.4%	130	104	- 20.0%

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

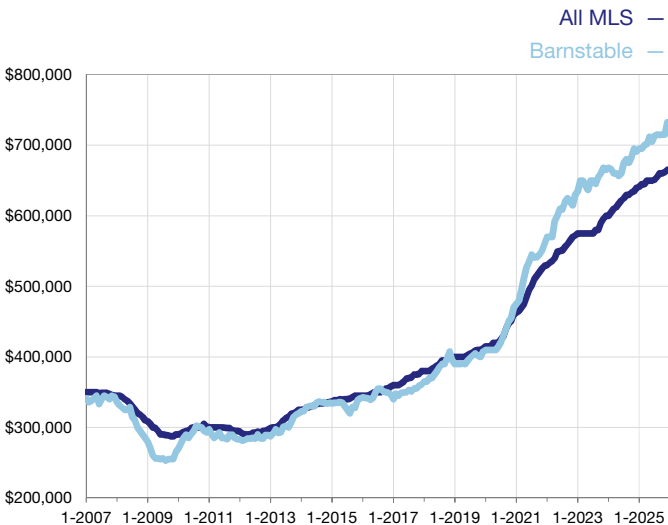
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	5	+ 66.7%	11	9	- 18.2%
Closed Sales	7	2	- 71.4%	10	7	- 30.0%
Median Sales Price*	\$365,000	\$355,000	- 2.7%	\$342,500	\$350,000	+ 2.2%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	3.3	2.5	- 24.2%	--	--	--
Cumulative Days on Market Until Sale	42	46	+ 9.5%	37	139	+ 275.7%
Percent of Original List Price Received*	95.7%	96.2%	+ 0.5%	95.8%	89.8%	- 6.3%
New Listings	2	6	+ 200.0%	15	14	- 6.7%

* 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

