

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	47	67	+ 42.6%	151	145	- 4.0%
Closed Sales	31	23	- 25.8%	126	94	- 25.4%
Median Sales Price*	\$752,500	\$761,000	+ 1.1%	\$721,000	\$722,000	+ 0.1%
Inventory of Homes for Sale	116	108	- 6.9%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	64	105	+ 64.1%	72	69	- 4.2%
Percent of Original List Price Received*	98.4%	93.0%	- 5.5%	95.4%	94.8%	- 0.6%
New Listings	69	82	+ 18.8%	199	189	- 5.0%

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

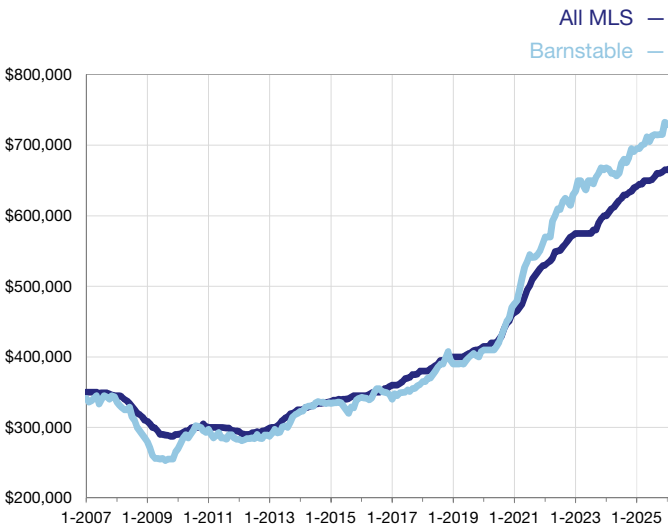
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	2	- 60.0%	16	11	- 31.3%
Closed Sales	2	3	+ 50.0%	12	10	- 16.7%
Median Sales Price*	\$857,500	\$568,000	- 33.8%	\$365,000	\$355,000	- 2.7%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	3.7	2.0	- 45.9%	--	--	--
Cumulative Days on Market Until Sale	35	62	+ 77.1%	36	116	+ 222.2%
Percent of Original List Price Received*	97.3%	101.7%	+ 4.5%	96.1%	93.3%	- 2.9%
New Listings	8	2	- 75.0%	23	15	- 34.8%

* 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

