

Barnstable

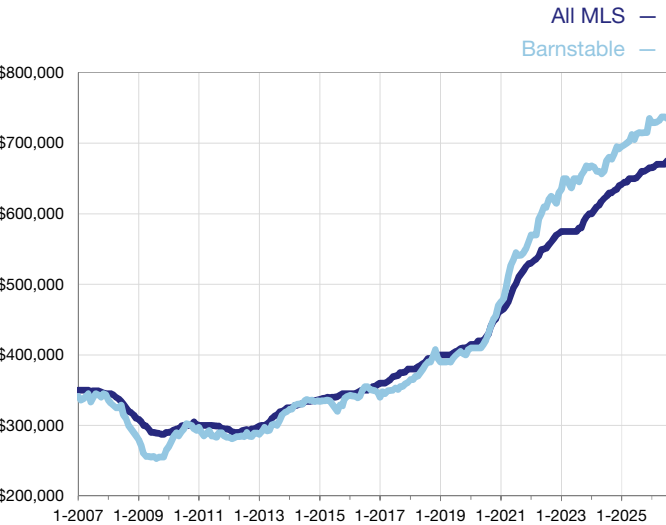
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	38	51	+ 34.2%	274	280	+ 2.2%
Closed Sales	36	53	+ 47.2%	269	249	- 7.4%
Median Sales Price*	\$818,750	\$765,000	- 6.6%	\$730,000	\$727,000	- 0.4%
Inventory of Homes for Sale	116	112	- 3.4%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	53	50	- 5.7%	57	56	- 1.8%
Percent of Original List Price Received*	94.9%	94.7%	- 0.2%	96.1%	95.3%	- 0.8%
New Listings	32	48	+ 50.0%	342	360	+ 5.3%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	26	28	+ 7.7%
Closed Sales	4	5	+ 25.0%	24	24	0.0%
Median Sales Price*	\$331,500	\$385,000	+ 16.1%	\$365,000	\$382,450	+ 4.8%
Inventory of Homes for Sale	30	17	- 43.3%	--	--	--
Months Supply of Inventory	9.7	4.3	- 55.7%	--	--	--
Cumulative Days on Market Until Sale	20	89	+ 345.0%	41	91	+ 122.0%
Percent of Original List Price Received*	97.2%	97.6%	+ 0.4%	96.7%	94.1%	- 2.7%
New Listings	4	9	+ 125.0%	55	43	- 21.8%

* 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

