

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Barnstable

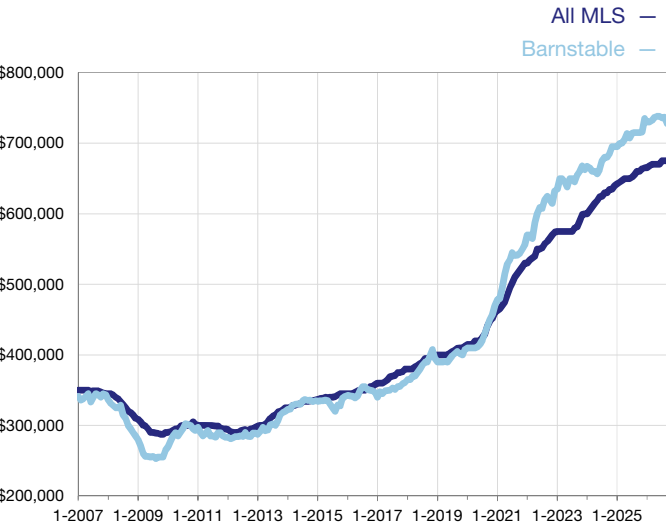
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	37	36	- 2.7%	358	349	- 2.5%
Closed Sales	34	42	+ 23.5%	345	327	- 5.2%
Median Sales Price*	\$770,000	\$699,650	- 9.1%	\$730,000	\$725,000	- 0.7%
Inventory of Homes for Sale	138	155	+ 12.3%	--	--	--
Months Supply of Inventory	3.5	4.1	+ 17.1%	--	--	--
Cumulative Days on Market Until Sale	53	48	- 9.4%	56	55	- 1.8%
Percent of Original List Price Received*	93.0%	95.1%	+ 2.3%	95.8%	95.4%	- 0.4%
New Listings	59	75	+ 27.1%	458	487	+ 6.3%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	36	32	- 11.1%
Closed Sales	3	4	+ 33.3%	30	34	+ 13.3%
Median Sales Price*	\$322,125	\$307,500	- 4.5%	\$365,000	\$360,000	- 1.4%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	7.1	5.0	- 29.6%	--	--	--
Cumulative Days on Market Until Sale	55	96	+ 74.5%	42	90	+ 114.3%
Percent of Original List Price Received*	95.4%	96.0%	+ 0.6%	96.6%	93.1%	- 3.6%
New Listings	1	1	0.0%	63	49	- 22.2%

* 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

