Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Barnstable

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	48	**41**	- 14.6%	406	**389**	- 4.2%
Closed Sales	45	**41**	- 8.9%	390	**369**	- 5.4%
Median Sales Price*	$705,000	**$765,000**	+ 8.5%	$729,950	**$727,000**	- 0.4%
Inventory of Homes for Sale	120	**147**	+ 22.5%	--	--	--
Months Supply of Inventory	3.1	**4.0**	+ 29.0%	--	--	--
Cumulative Days on Market Until Sale	69	**64**	- 7.2%	57	**56**	- 1.8%
Percent of Original List Price Received*	94.1%	**93.9%**	- 0.2%	95.6%	**95.2%**	- 0.4%
New Listings	48	**49**	+ 2.1%	506	**527**	+ 4.2%

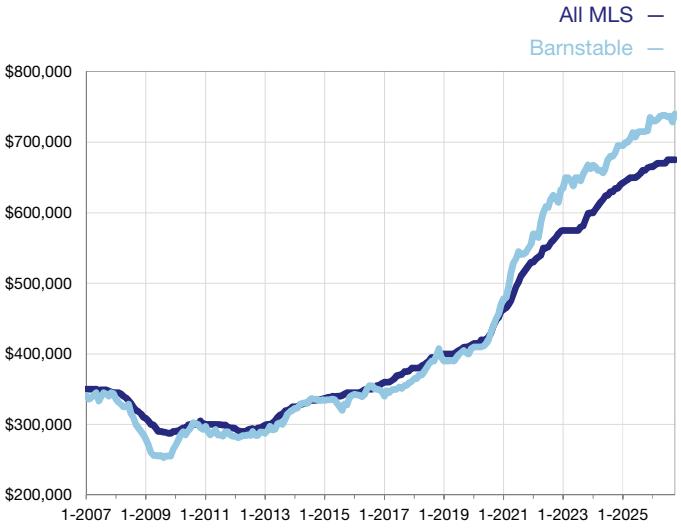
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

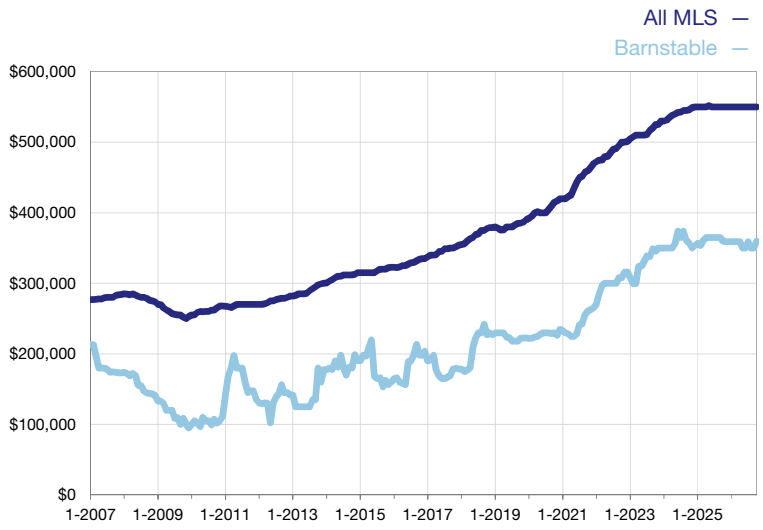
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	4	**0**	- 100.0%	40	**32**	- 20.0%
Closed Sales	6	**1**	- 83.3%	36	**35**	- 2.8%
Median Sales Price*	$282,500	**$450,000**	+ 59.3%	$359,450	**$360,000**	+ 0.2%
Inventory of Homes for Sale	20	**19**	- 5.0%	--	--	--
Months Supply of Inventory	5.6	**5.4**	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	76	**18**	- 76.3%	47	**88**	+ 87.2%
Percent of Original List Price Received*	92.4%	**100.0%**	+ 8.2%	95.9%	**93.3%**	- 2.7%
New Listings	5	**3**	- 40.0%	68	**51**	- 25.0%

* 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



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