

# Annual Report on the Cape Cod Housing Market

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A RESEARCH TOOL PROVIDED BY THE CAPE COD AND ISLANDS  
ASSOCIATION OF REALTORS®, INC. COVERING SINGLE-FAMILY AND  
CONDOMINIUM PROPERTIES IN BARNSTABLE COUNTY



# 2017

# 2017 Annual Report on the Cape Cod Housing Market

Covering Single-Family and Condominium Properties in Barnstable County



## Change from 2016:

**- 7.4%**

New Listings

**- 1.9%**

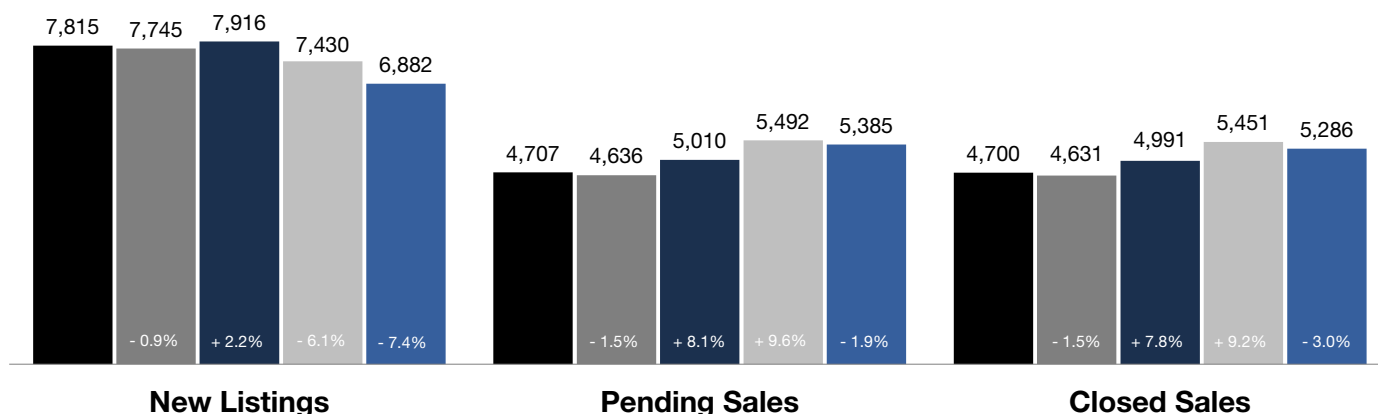
Pending Sales

**- 3.0%**

Closed Sales

## Annual Market Activity

■ 2013 ■ 2014 ■ 2015 ■ 2016 ■ 2017



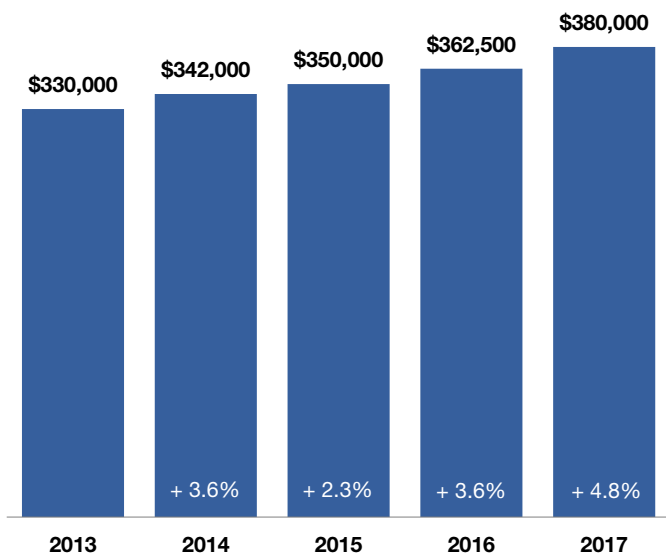
**\$380,000**

Median Sales Price in 2017

**+ 4.8%**

Change from 2016

## Median Sales Price



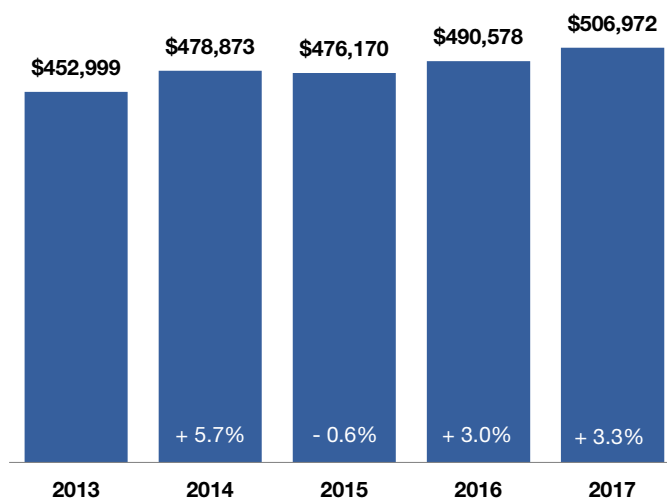
**\$506,972**

Avg. Sales Price in 2017

**+ 3.3%**

Change from 2016

## Average Sales Price



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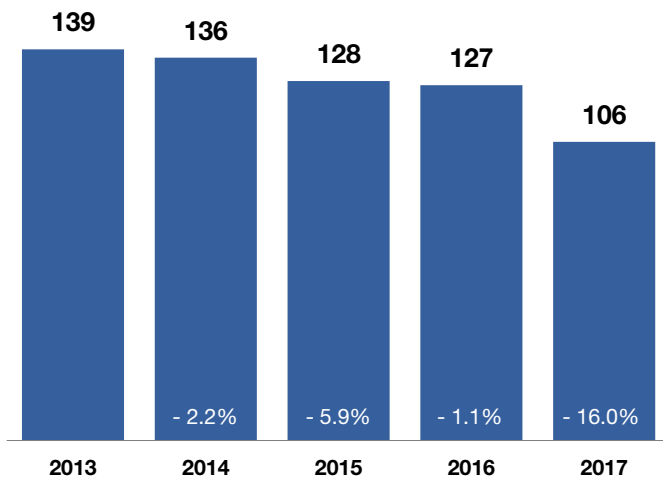
**106**

Days on Market in 2017

**- 16.0%**

Change from 2016

## Days on Market Until Sale



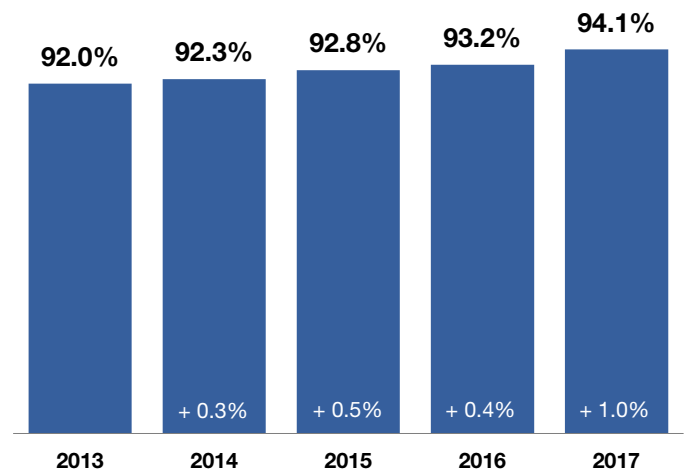
**94.1%**

Pct. of Orig. Price Received  
in 2017

**+ 1.0%**

Change from 2016

## Pct. of Orig. Price Received



**4.2**

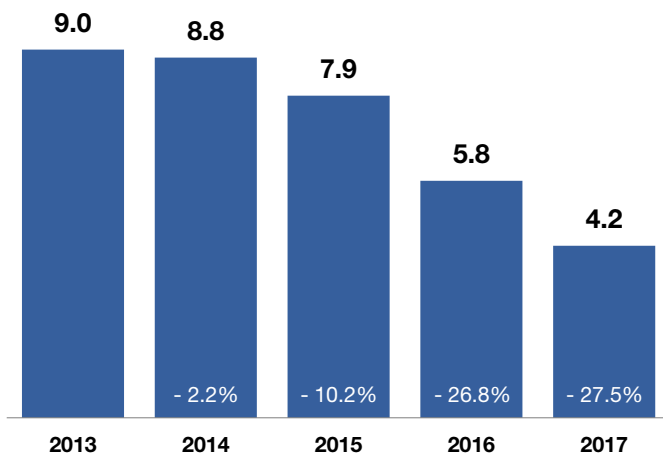
Months Supply in 2017

**- 27.5%**

Change from 2016

## Months Supply of Inventory

At the end of each year



**1,860**

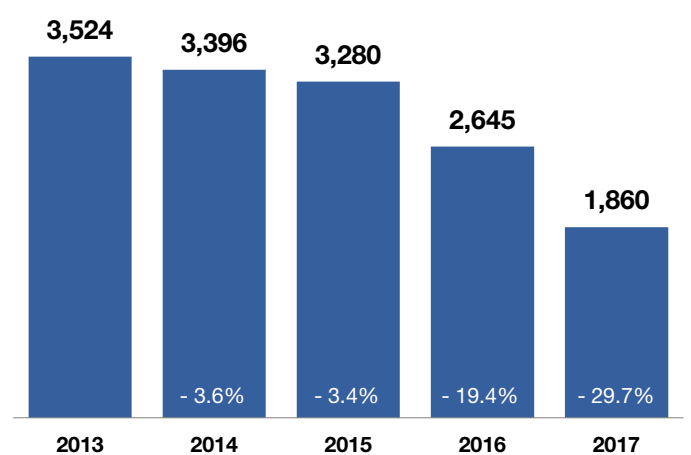
Homes for Sale in 2017

**- 29.7%**

Change from 2016

## Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2016	2017	Percentage Change	2016	2017	Percentage Change
Barnstable	1,277	1,161	- 9.1%	941	906	- 3.7%
Bourne	401	368	- 8.2%	266	286	+ 7.5%
Brewster	343	302	- 12.0%	271	259	- 4.4%
Chatham	360	334	- 7.2%	232	228	- 1.7%
Dennis	649	610	- 6.0%	463	465	+ 0.4%
Eastham	219	211	- 3.7%	156	153	- 1.9%
Falmouth	885	793	- 10.4%	659	633	- 3.9%
Harwich	436	397	- 8.9%	341	335	- 1.8%
Mashpee	711	701	- 1.4%	459	501	+ 9.2%
Orleans	193	208	+ 7.8%	173	151	- 12.7%
Provincetown	294	262	- 10.9%	234	211	- 9.8%
Sandwich	545	496	- 9.0%	413	371	- 10.2%
Truro	156	130	- 16.7%	91	83	- 8.8%
Wellfleet	130	122	- 6.2%	99	80	- 19.2%
Yarmouth	831	787	- 5.3%	653	624	- 4.4%
Wareham	107	94	- 12.1%	63	74	+ 17.5%

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	Median Sales Price			Homes for Sale		
	2016	2017	Percentage Change	2016	2017	Percentage Change
Barnstable	\$329,000	\$352,500	+ 7.1%	487	317	- 34.9%
Bourne	\$350,000	\$369,000	+ 5.4%	126	70	- 44.4%
Brewster	\$368,000	\$390,000	+ 6.0%	89	71	- 20.2%
Chatham	\$662,500	\$602,450	- 9.1%	199	157	- 21.1%
Dennis	\$312,500	\$330,000	+ 5.6%	207	127	- 38.6%
Eastham	\$399,750	\$459,000	+ 14.8%	82	56	- 31.7%
Falmouth	\$385,000	\$409,500	+ 6.4%	284	177	- 37.7%
Harwich	\$369,900	\$400,000	+ 8.1%	125	93	- 25.6%
Mashpee	\$369,000	\$389,900	+ 5.7%	297	231	- 22.2%
Orleans	\$522,500	\$531,000	+ 1.6%	93	76	- 18.3%
Provincetown	\$513,750	\$615,000	+ 19.7%	114	85	- 25.4%
Sandwich	\$349,000	\$359,000	+ 2.9%	178	118	- 33.7%
Truro	\$575,000	\$614,000	+ 6.8%	88	67	- 23.9%
Wellfleet	\$489,000	\$503,750	+ 3.0%	47	41	- 12.8%
Yarmouth	\$280,000	\$304,500	+ 8.7%	229	174	- 24.0%
Wareham	\$232,250	\$256,225	+ 10.3%	35	16	- 54.3%