

Annual Report on the Cape Cod Housing Market

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



2018

2018 Annual Report on the Cape Cod Housing Market

Covering Single-Family and Condominium Properties in Barnstable County



**Change
from 2017:**

+ 4.1%

New Listings

- 5.7%

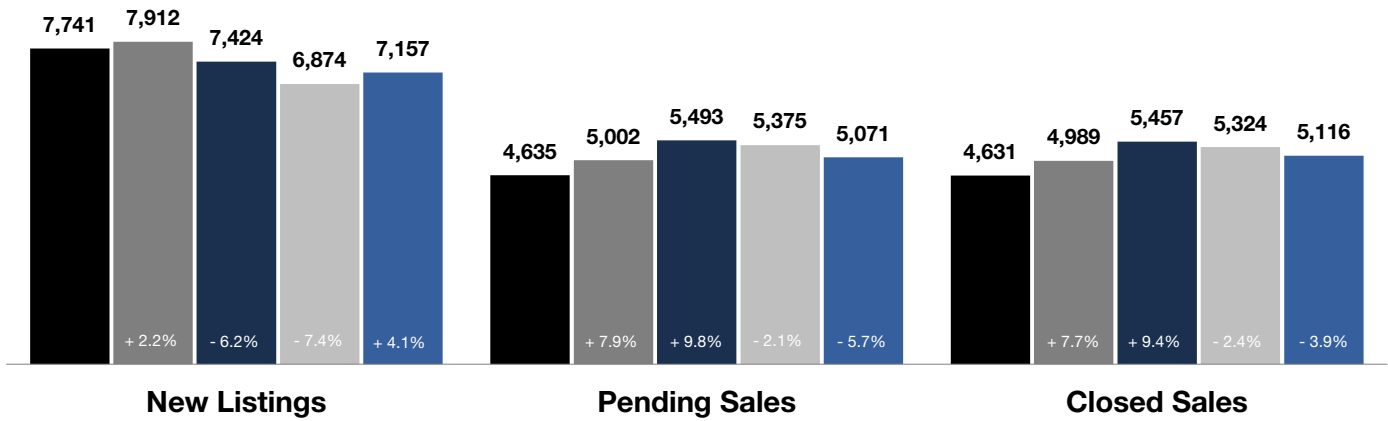
Pending Sales

- 3.9%

Closed Sales

Annual Market Activity

■ 2014 ■ 2015 ■ 2016 ■ 2017 ■ 2018



\$400,000

Median Sales Price in 2018

+ 5.3%

Change from 2017

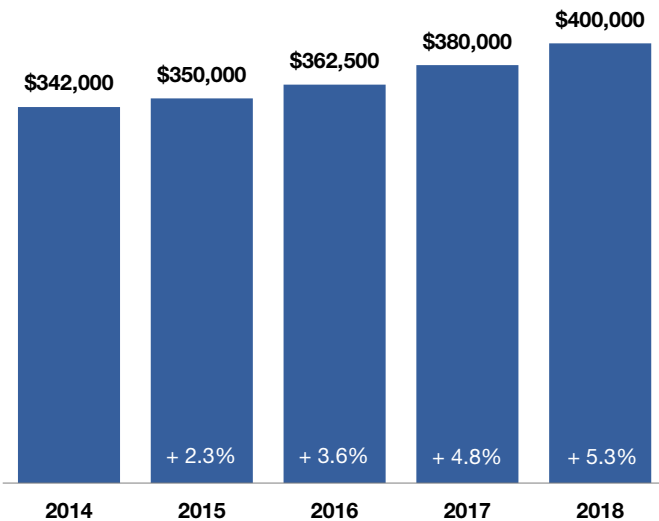
\$542,720

Avg. Sales Price in 2018

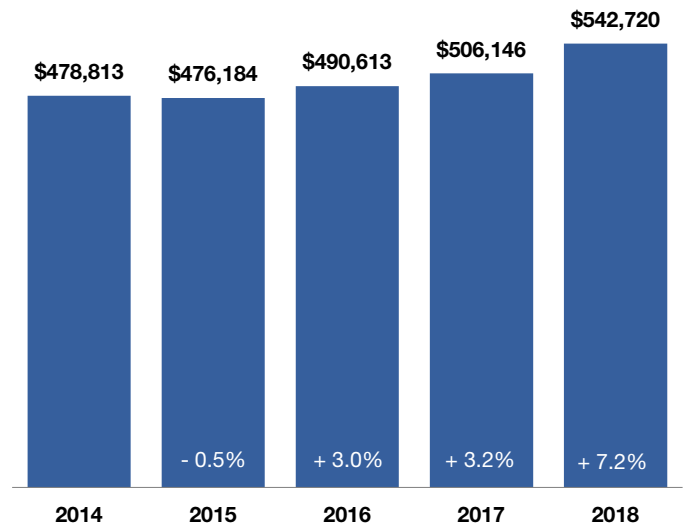
+ 7.2%

Change from 2017

Median Sales Price



Average Sales Price



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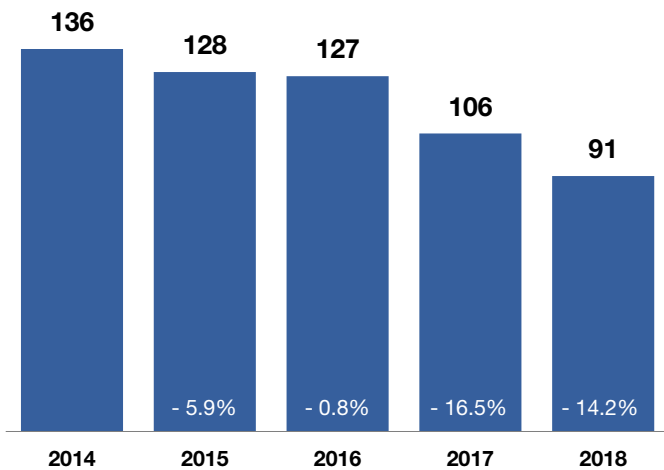
91

Days on Market in 2018

- 14.2%

Change from 2017

Days on Market Until Sale



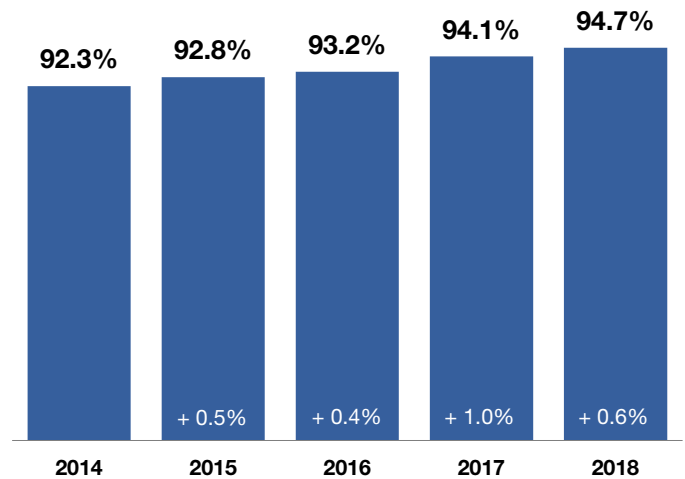
94.7%

Pct. of Orig. Price Received in 2018

+ 0.6%

Change from 2017

Pct. of Orig. Price Received



4.7

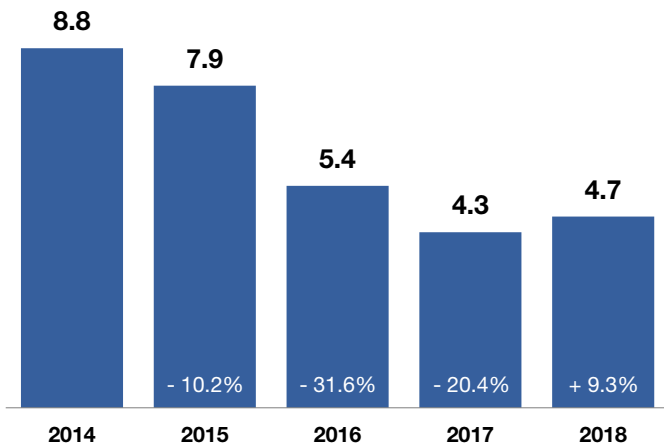
Months Supply in 2018

+ 9.3%

Change from 2017

Months Supply of Inventory

At the end of each year



1,970

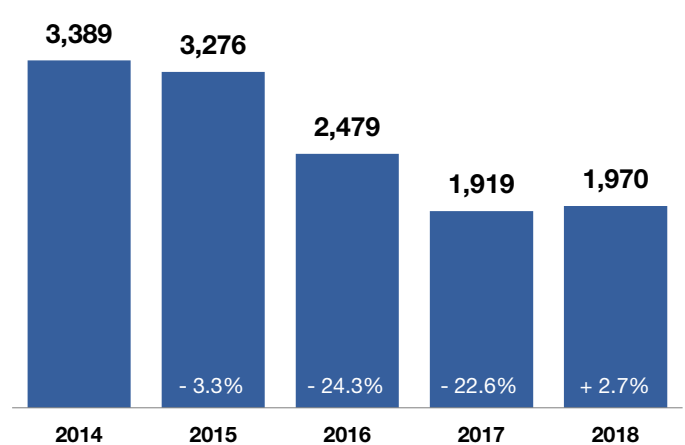
Homes for Sale in 2018

+ 2.7%

Change from 2017

Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2017	2018	Percentage Change	2017	2018	Percentage Change
Barnstable	1,161	1,159	- 0.2%	913	906	- 0.8%
Bourne	368	362	- 1.6%	266	254	- 4.5%
Brewster	302	354	+ 17.2%	259	262	+ 1.2%
Chatham	334	304	- 9.0%	228	226	- 0.9%
Dennis	610	646	+ 5.9%	468	465	- 0.6%
Eastham	219	230	+ 5.0%	154	160	+ 3.9%
Falmouth	792	867	+ 9.5%	659	633	- 3.9%
Harwich	397	435	+ 9.6%	336	315	- 6.3%
Mashpee	699	648	- 7.3%	505	501	- 0.8%
Orleans	208	216	+ 3.8%	151	159	+ 5.3%
Provincetown	261	292	+ 11.9%	211	182	- 13.7%
Sandwich	495	548	+ 10.7%	375	377	+ 0.5%
Truro	130	141	+ 8.5%	84	79	- 6.0%
Wellfleet	122	133	+ 9.0%	81	79	- 2.5%
Yarmouth	785	822	+ 4.7%	628	625	- 0.5%
Wareham	94	99	+ 5.3%	76	56	- 26.3%

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	Median Sales Price			Homes for Sale		
	2017	2018	Percentage Change	2017	2018	Percentage Change
Barnstable	\$351,500	\$375,000	+ 6.7%	324	314	- 3.1%
Bourne	\$367,000	\$365,000	- 0.5%	78	73	- 6.4%
Brewster	\$390,000	\$430,000	+ 10.3%	70	87	+ 24.3%
Chatham	\$602,450	\$700,500	+ 16.3%	162	130	- 19.8%
Dennis	\$330,000	\$340,000	+ 3.0%	132	175	+ 32.6%
Eastham	\$458,500	\$468,750	+ 2.2%	50	68	+ 36.0%
Falmouth	\$408,250	\$445,000	+ 9.0%	185	198	+ 7.0%
Harwich	\$400,000	\$425,000	+ 6.3%	100	129	+ 29.0%
Mashpee	\$389,900	\$399,000	+ 2.3%	234	166	- 29.1%
Orleans	\$531,000	\$580,000	+ 9.2%	78	68	- 12.8%
Provincetown	\$615,000	\$561,376	- 8.7%	89	116	+ 30.3%
Sandwich	\$357,000	\$390,000	+ 9.2%	119	131	+ 10.1%
Truro	\$602,000	\$505,000	- 16.1%	72	70	- 2.8%
Wellfleet	\$503,750	\$515,000	+ 2.2%	41	42	+ 2.4%
Yarmouth	\$303,875	\$327,500	+ 7.8%	185	203	+ 9.7%
Wareham	\$256,225	\$282,000	+ 10.1%	16	24	+ 50.0%