

# 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



# 2020

# 2020 Annual Report on the Cape Cod Housing Market

Covering Single-Family and Condominium Properties in Barnstable County



**Change  
from 2019:**

**- 3.7%**

New Listings

**+ 21.7%**

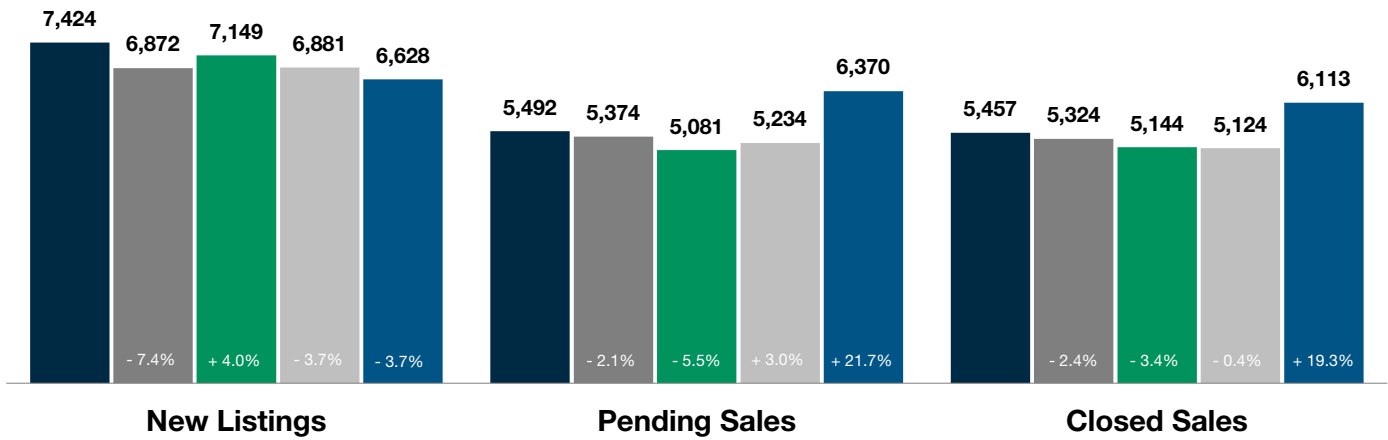
Pending Sales

**+ 19.3%**

Closed Sales

## Annual Market Activity

■ 2016 ■ 2017 ■ 2018 ■ 2019 ■ 2020



**\$479,000**

Median Sales Price in 2020

**+ 16.8%**

Change from 2019

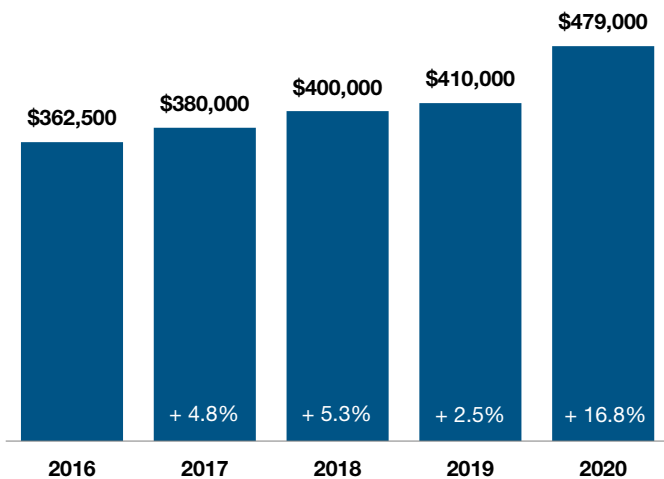
**\$664,625**

Avg. Sales Price in 2020

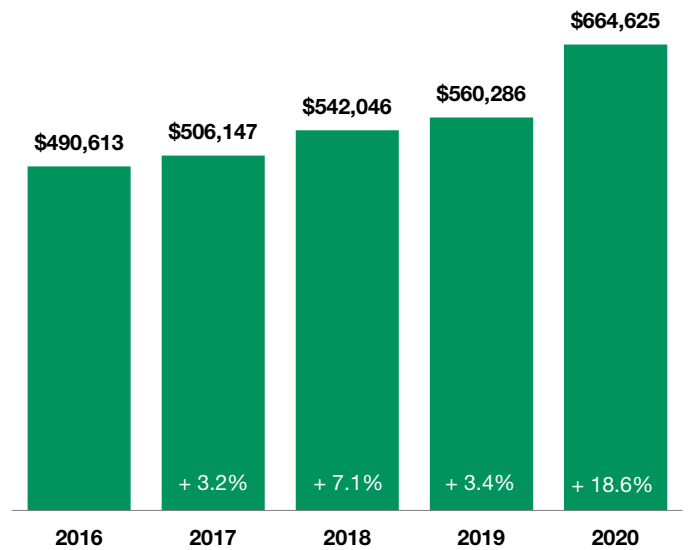
**+ 18.6%**

Change from 2019

## Median Sales Price



## Average Sales Price



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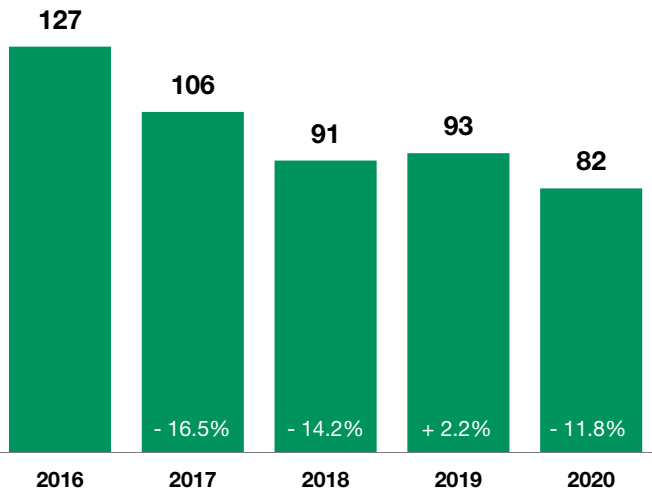
**82**

Days on Market in 2020

**- 11.8%**

Change from 2019

## Days on Market Until Sale



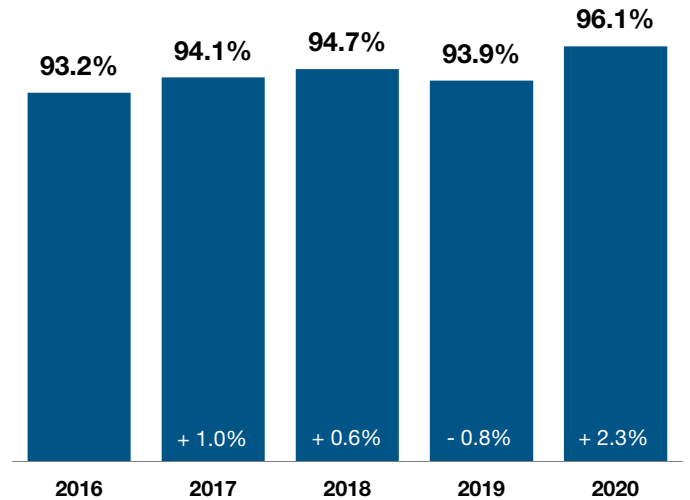
**96.1%**

Pct. of Orig. Price Received in 2020

**+ 2.3%**

Change from 2019

## Pct. of Orig. Price Received



**1.4**

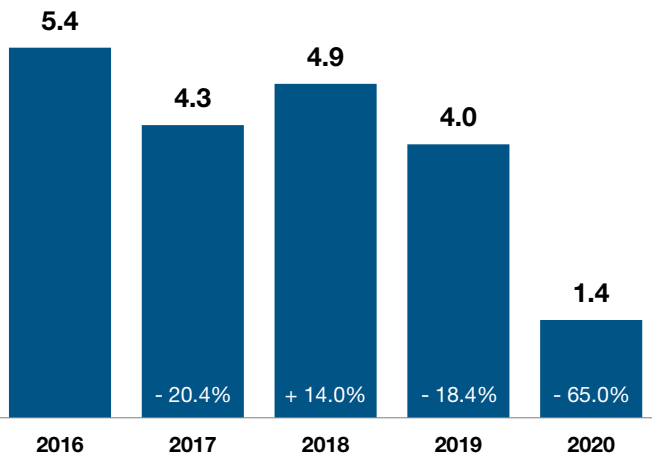
Months Supply in 2020

**- 65.0%**

Change from 2019

## Months Supply of Inventory

At the end of each year



**760**

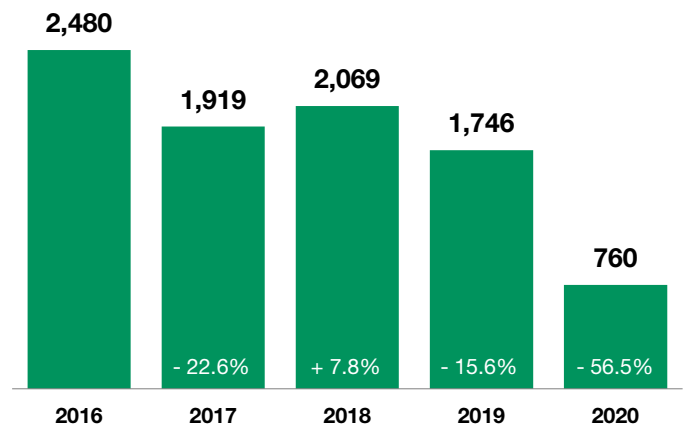
Homes for Sale in 2020

**- 56.5%**

Change from 2019

## Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2019	2020	Percentage Change	2019	2020	Percentage Change
Barnstable	1,150	1,080	- 6.1%	879	991	+ 12.7%
Bourne	328	307	- 6.4%	253	273	+ 7.9%
Brewster	305	331	+ 8.5%	247	323	+ 30.8%
Chatham	324	359	+ 10.8%	211	303	+ 43.6%
Dennis	623	622	- 0.2%	480	532	+ 10.8%
Eastham	219	218	- 0.5%	162	192	+ 18.5%
Falmouth	770	723	- 6.1%	659	659	0.0%
Harwich	430	376	- 12.6%	351	377	+ 7.4%
Mashpee	637	581	- 8.8%	456	565	+ 23.9%
Orleans	235	249	+ 6.0%	133	246	+ 85.0%
Provincetown	286	284	- 0.7%	191	245	+ 28.3%
Sandwich	516	468	- 9.3%	386	437	+ 13.2%
Truro	150	141	- 6.0%	82	120	+ 46.3%
Wellfleet	120	124	+ 3.3%	81	113	+ 39.5%
Yarmouth	762	765	+ 0.4%	591	719	+ 21.7%
Wareham	85	76	- 10.6%	71	66	- 7.0%

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	Median Sales Price			Homes for Sale		
	2019	2020	Percentage Change	2019	2020	Percentage Change
Barnstable	\$390,000	\$449,000	+ 15.1%	283	116	- 59.0%
Bourne	\$387,500	\$440,000	+ 13.5%	60	33	- 45.0%
Brewster	\$415,000	\$470,000	+ 13.3%	76	23	- 69.7%
Chatham	\$725,000	\$826,500	+ 14.0%	130	62	- 52.3%
Dennis	\$365,000	\$385,000	+ 5.5%	111	79	- 28.8%
Eastham	\$459,000	\$529,750	+ 15.4%	66	39	- 40.9%
Falmouth	\$455,000	\$545,000	+ 19.8%	177	62	- 65.0%
Harwich	\$432,500	\$490,000	+ 13.3%	89	33	- 62.9%
Mashpee	\$412,750	\$462,000	+ 11.9%	159	73	- 54.1%
Orleans	\$585,000	\$752,500	+ 28.6%	96	39	- 59.4%
Provincetown	\$605,000	\$695,500	+ 15.0%	113	63	- 44.2%
Sandwich	\$399,900	\$465,000	+ 16.3%	109	33	- 69.7%
Truro	\$660,000	\$632,500	- 4.2%	69	27	- 60.9%
Wellfleet	\$529,000	\$571,000	+ 7.9%	39	14	- 64.1%
Yarmouth	\$337,000	\$370,000	+ 9.8%	169	64	- 62.1%
Wareham	\$290,000	\$336,250	+ 15.9%	16	8	- 50.0%