

# 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



# 2024

# 2024 Annual Report on the Cape Cod Housing Market

Covering Single-Family and Condominium Properties in Barnstable County



**Change  
from 2023:**

**+ 15.2%**

New Listings

**+ 7.2%**

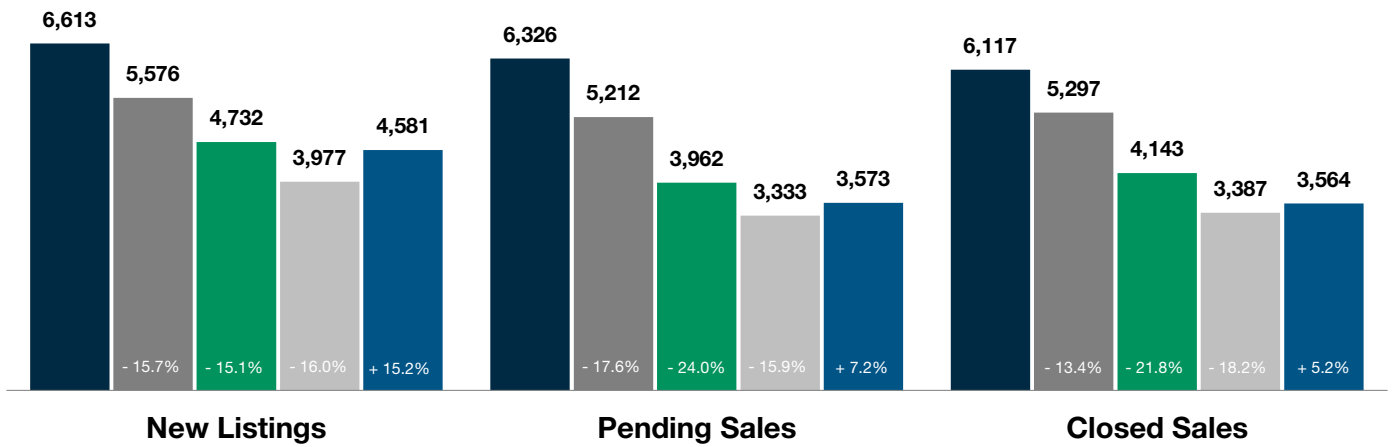
Pending Sales

**+ 5.2%**

Closed Sales

## Annual Market Activity

■ 2020 ■ 2021 ■ 2022 ■ 2023 ■ 2024



**\$715,000**

Median Sales Price in 2024

**+ 5.3%**

Change from 2023

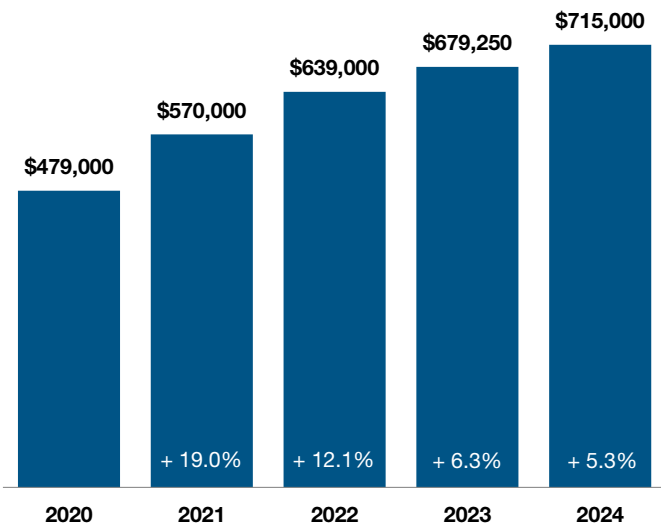
**\$981,142**

Avg. Sales Price in 2024

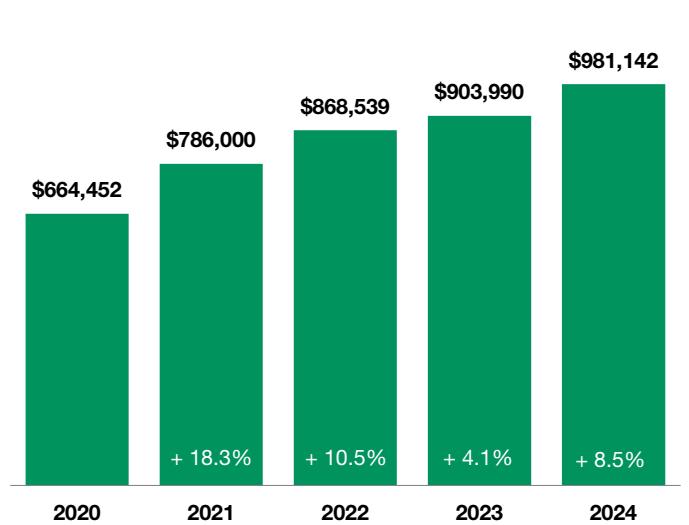
**+ 8.5%**

Change from 2023

## Median Sales Price



## Average Sales Price



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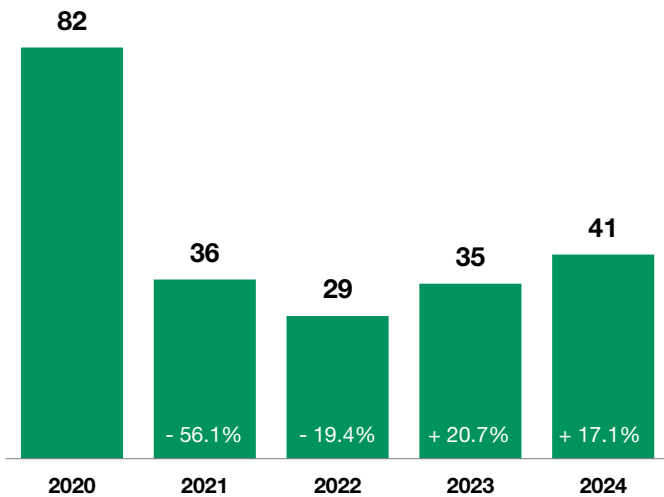
**41**

Days on Market in 2024

**+ 17.1%**

Change from 2023

## Days on Market Until Sale



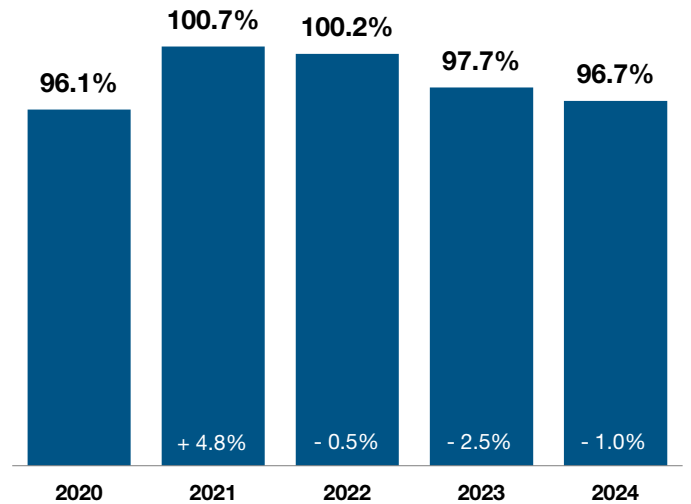
**96.7%**

Pct. of Orig. Price Received in 2024

**- 1.0%**

Change from 2023

## Pct. of Orig. Price Received



**2.1**

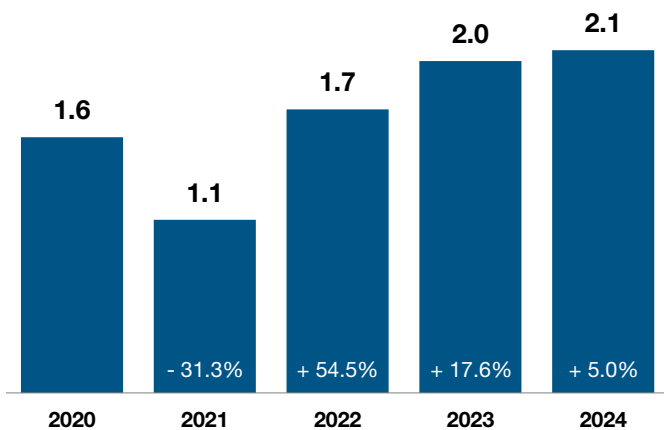
Months Supply in 2024

**+ 5.0%**

Change from 2023

## Months Supply of Inventory

At the end of each year



**622**

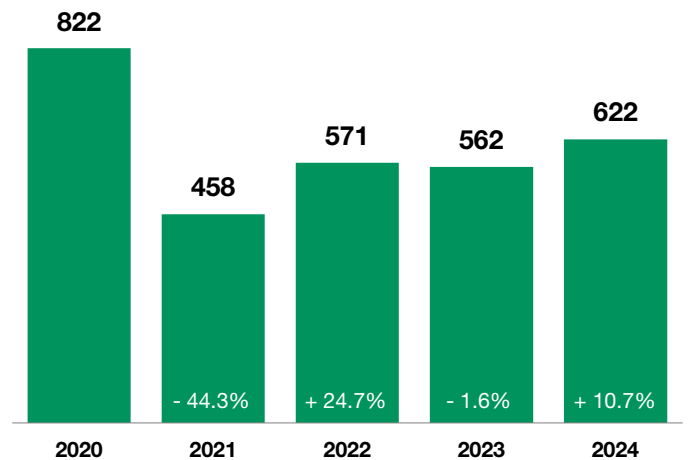
Homes for Sale in 2024

**+ 10.7%**

Change from 2023

## Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2023	2024	Percentage Change	2023	2024	Percentage Change
Barnstable	651	702	+ 7.8%	498	552	+ 10.8%
Bourne	181	237	+ 30.9%	167	185	+ 10.8%
Brewster	187	198	+ 5.9%	164	163	- 0.6%
Chatham	187	207	+ 10.7%	153	161	+ 5.2%
Dennis	336	414	+ 23.2%	268	328	+ 22.4%
Eastham	219	134	- 38.8%	122	100	- 18.0%
Falmouth	474	576	+ 21.5%	434	438	+ 0.9%
Harwich	239	275	+ 15.1%	213	223	+ 4.7%
Mashpee	370	414	+ 11.9%	317	333	+ 5.0%
Orleans	146	152	+ 4.1%	123	118	- 4.1%
Provincetown	165	226	+ 37.0%	120	142	+ 18.3%
Sandwich	300	330	+ 10.0%	262	278	+ 6.1%
Truro	75	93	+ 24.0%	60	57	- 5.0%
Wellfleet	96	96	0.0%	74	69	- 6.8%
Yarmouth	447	527	+ 17.9%	412	417	+ 1.2%
Wareham	77	83	+ 7.8%	55	63	+ 14.5%

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	Median Sales Price			Homes for Sale		
	2023	2024	Percentage Change	2023	2024	Percentage Change
Barnstable	\$650,000	\$675,000	+ 3.8%	109	100	- 8.3%
Bourne	\$649,900	\$635,000	- 2.3%	14	23	+ 64.3%
Brewster	\$699,000	\$685,000	- 2.0%	24	19	- 20.8%
Chatham	\$1,050,000	\$1,200,000	+ 14.3%	38	38	0.0%
Dennis	\$575,000	\$630,500	+ 9.7%	53	49	- 7.5%
Eastham	\$750,000	\$795,000	+ 6.0%	16	22	+ 37.5%
Falmouth	\$750,000	\$792,250	+ 5.6%	51	70	+ 37.3%
Harwich	\$742,500	\$814,500	+ 9.7%	31	46	+ 48.4%
Mashpee	\$650,000	\$650,000	0.0%	54	54	0.0%
Orleans	\$900,000	\$970,000	+ 7.8%	19	27	+ 42.1%
Provincetown	\$970,000	\$1,100,000	+ 13.4%	38	44	+ 15.8%
Sandwich	\$660,000	\$732,000	+ 10.9%	33	28	- 15.2%
Truro	\$830,000	\$950,000	+ 14.5%	21	17	- 19.0%
Wellfleet	\$913,375	\$815,000	- 10.8%	17	11	- 35.3%
Yarmouth	\$560,000	\$600,000	+ 7.1%	44	74	+ 68.2%
Wareham	\$417,000	\$469,000	+ 12.5%	16	8	- 50.0%