

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



2025

2025 Annual Report on the Cape Cod Housing Market

Covering Single-Family and Condominium Properties in Barnstable County



**Change
from 2024:**

- 1.4%

New Listings

- 0.3%

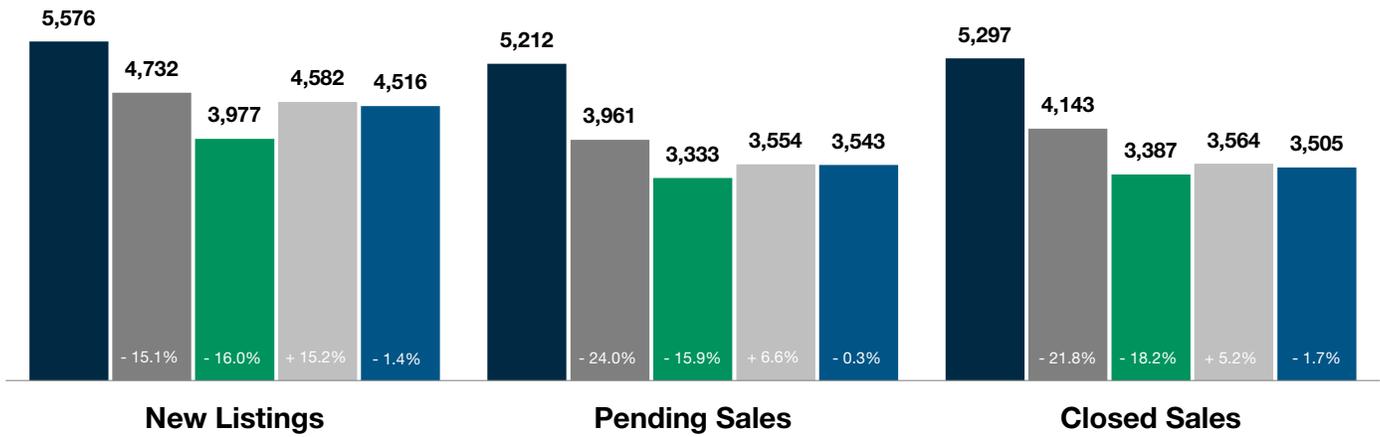
Pending Sales

- 1.7%

Closed Sales

Annual Market Activity

■ 2021 ■ 2022 ■ 2023 ■ 2024 ■ 2025



\$739,000

Median Sales Price in 2025

+ 3.4%

Change from 2024

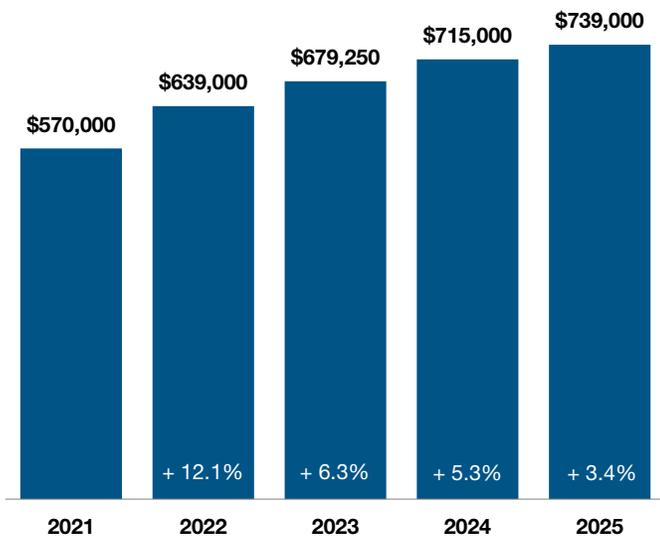
\$1,025,328

Avg. Sales Price in 2025

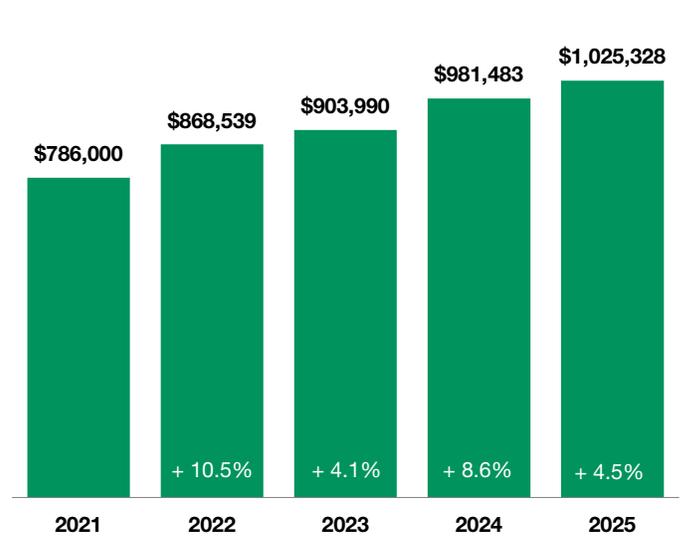
+ 4.5%

Change from 2024

Median Sales Price



Average Sales Price



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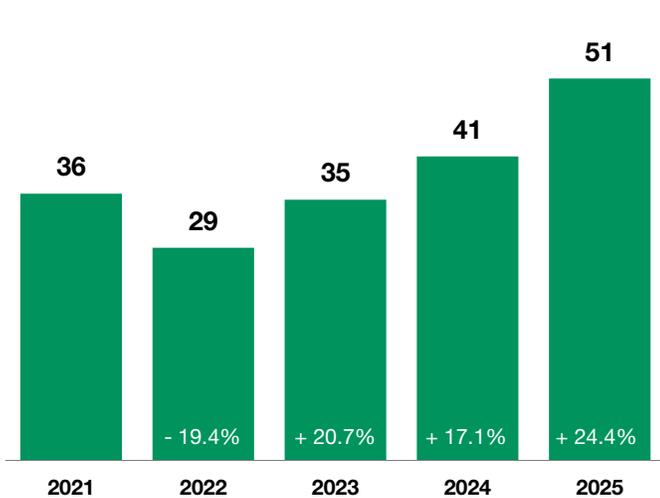
51

Days on Market in 2025

+ 24.4%

Change from 2024

Days on Market Until Sale



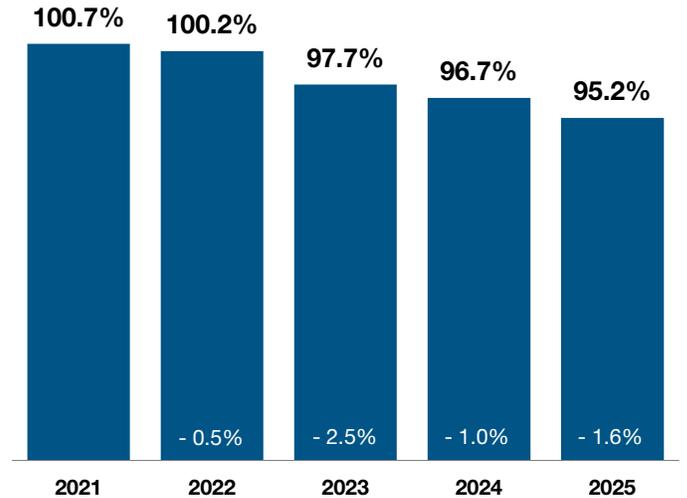
95.2%

Pct. of Orig. Price Received in 2025

- 1.6%

Change from 2024

Pct. of Orig. Price Received



2.0

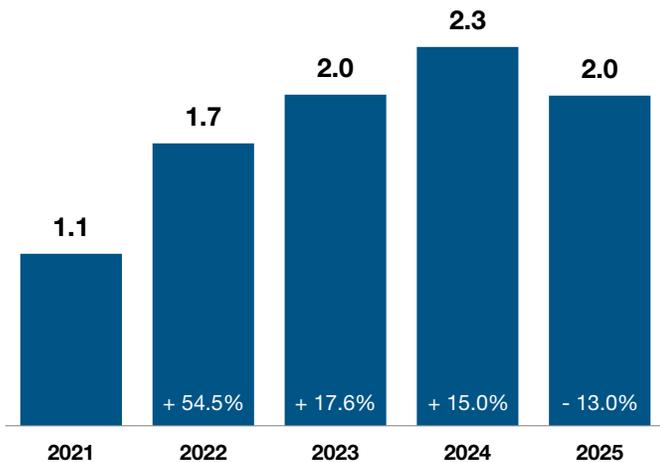
Months Supply in 2025

- 13.0%

Change from 2024

Months Supply of Inventory

At the end of each year



598

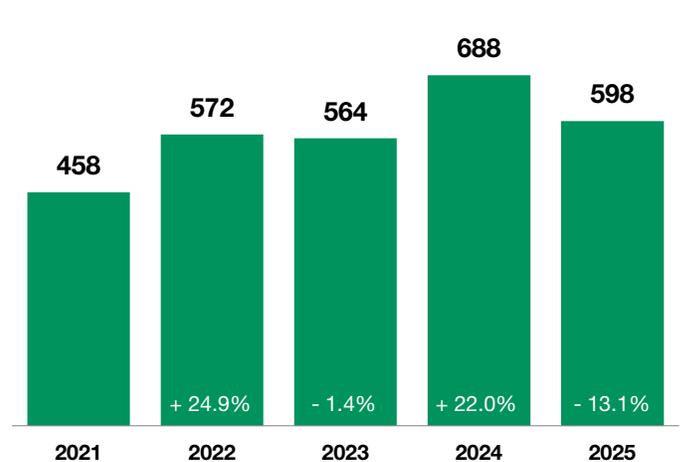
Homes for Sale in 2025

- 13.1%

Change from 2024

Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2024	2025	Percentage Change	2024	2025	Percentage Change
Barnstable	703	705	+ 0.3%	552	566	+ 2.5%
Bourne	237	209	- 11.8%	185	158	- 14.6%
Brewster	198	242	+ 22.2%	163	191	+ 17.2%
Chatham	207	203	- 1.9%	161	163	+ 1.2%
Dennis	414	396	- 4.3%	328	304	- 7.3%
Eastham	219	153	- 30.1%	100	121	+ 21.0%
Falmouth	576	575	- 0.2%	438	437	- 0.2%
Harwich	275	266	- 3.3%	223	209	- 6.3%
Mashpee	414	433	+ 4.6%	333	312	- 6.3%
Orleans	152	163	+ 7.2%	118	119	+ 0.8%
Provincetown	226	230	+ 1.8%	142	150	+ 5.6%
Sandwich	330	302	- 8.5%	278	240	- 13.7%
Truro	93	93	0.0%	57	54	- 5.3%
Wellfleet	96	86	- 10.4%	69	64	- 7.2%
Yarmouth	527	460	- 12.7%	417	417	0.0%
Wareham	83	68	- 18.1%	63	54	- 14.3%

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	Median Sales Price			Homes for Sale		
	2024	2025	Percentage Change	2024	2025	Percentage Change
Barnstable	\$675,000	\$715,000	+ 5.9%	108	93	- 13.9%
Bourne	\$635,000	\$610,000	- 3.9%	25	30	+ 20.0%
Brewster	\$685,000	\$701,000	+ 2.3%	23	18	- 21.7%
Chatham	\$1,200,000	\$1,500,000	+ 25.0%	43	29	- 32.6%
Dennis	\$630,500	\$620,500	- 1.6%	51	58	+ 13.7%
Eastham	\$795,000	\$800,000	+ 0.6%	27	27	0.0%
Falmouth	\$792,250	\$849,900	+ 7.3%	79	56	- 29.1%
Harwich	\$814,500	\$777,000	- 4.6%	48	34	- 29.2%
Mashpee	\$650,000	\$699,000	+ 7.5%	58	72	+ 24.1%
Orleans	\$970,000	\$955,500	- 1.5%	29	37	+ 27.6%
Provincetown	\$1,100,000	\$1,152,500	+ 4.8%	50	48	- 4.0%
Sandwich	\$732,000	\$707,500	- 3.3%	32	28	- 12.5%
Truro	\$950,000	\$943,500	- 0.7%	21	21	0.0%
Wellfleet	\$815,000	\$865,000	+ 6.1%	12	11	- 8.3%
Yarmouth	\$600,000	\$589,000	- 1.8%	82	36	- 56.1%
Wareham	\$469,000	\$450,000	- 4.1%	16	3	- 81.3%