

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



2023

2023 Annual Report on the Cape Cod Housing Market

Covering Single-Family and Condominium Properties in Barnstable County



**Change
from 2022:**

- 15.9%

New Listings

- 15.1%

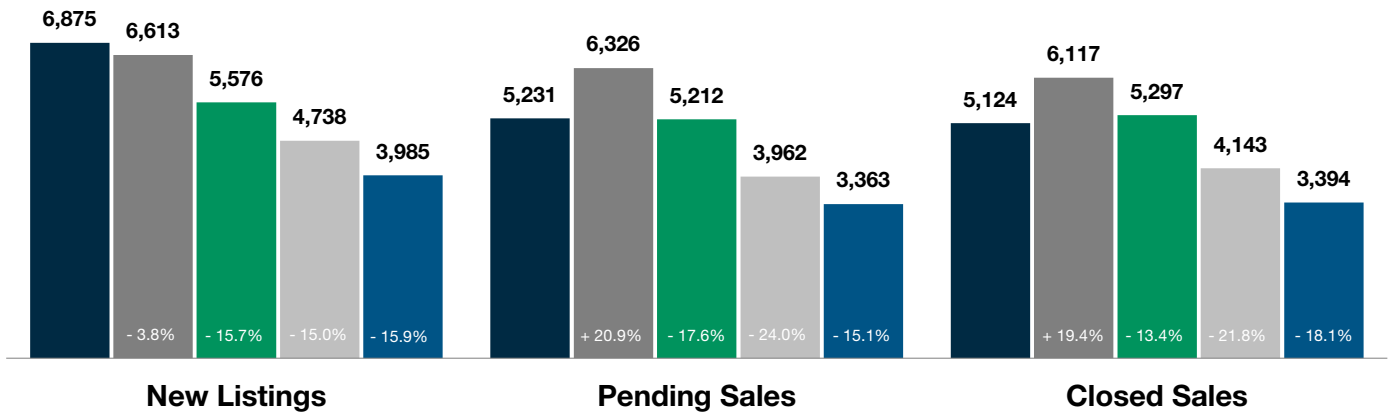
Pending Sales

- 18.1%

Closed Sales

Annual Market Activity

■ 2019 ■ 2020 ■ 2021 ■ 2022 ■ 2023



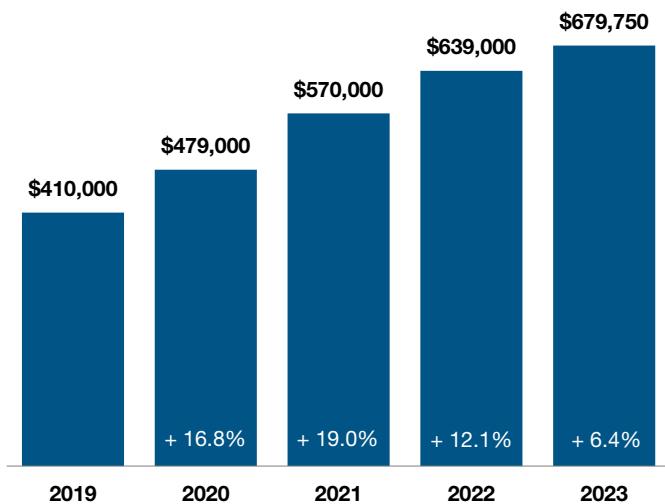
\$679,750

Median Sales Price in 2023

+ 6.4%

Change from 2022

Median Sales Price



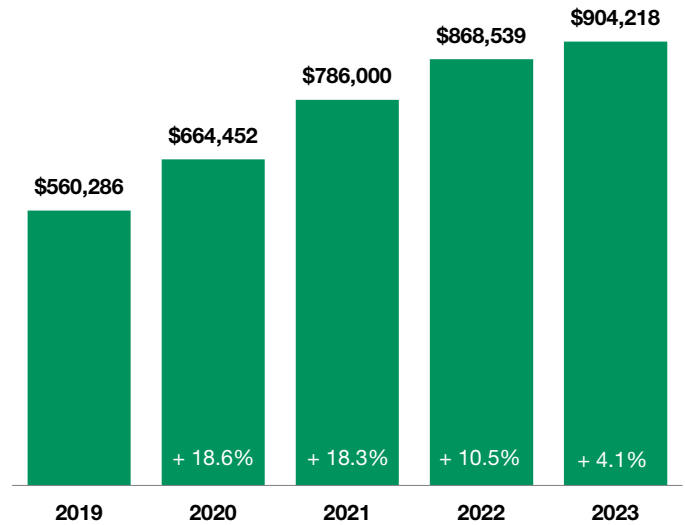
\$904,218

Avg. Sales Price in 2023

+ 4.1%

Change from 2022

Average Sales Price



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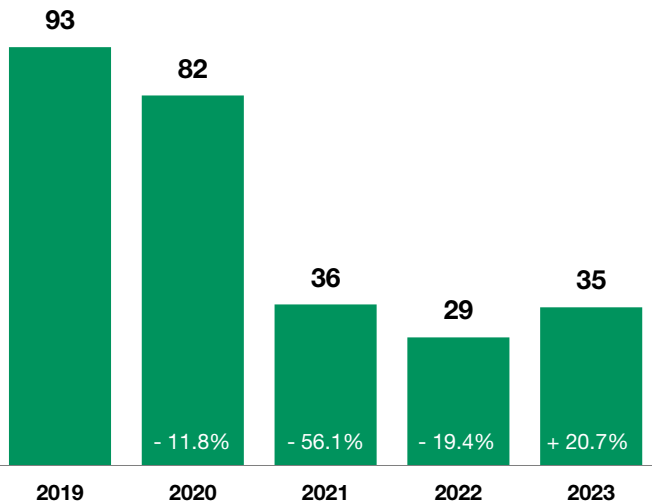
35

Days on Market in 2023

+ 20.7%

Change from 2022

Days on Market Until Sale



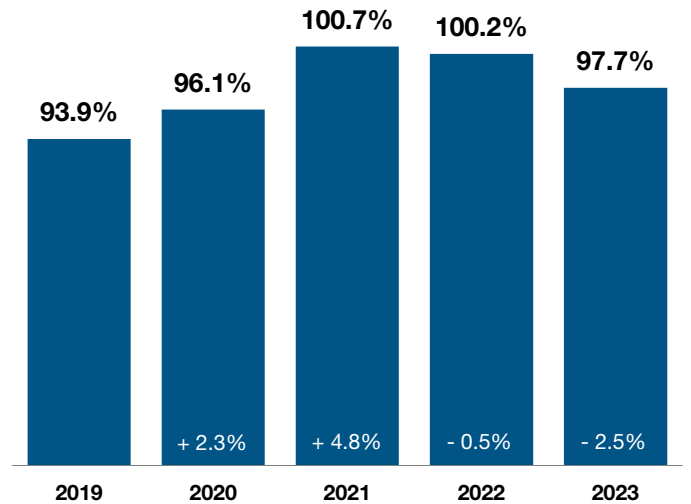
97.7%

Pct. of Orig. Price Received in 2023

- 2.5%

Change from 2022

Pct. of Orig. Price Received



1.8

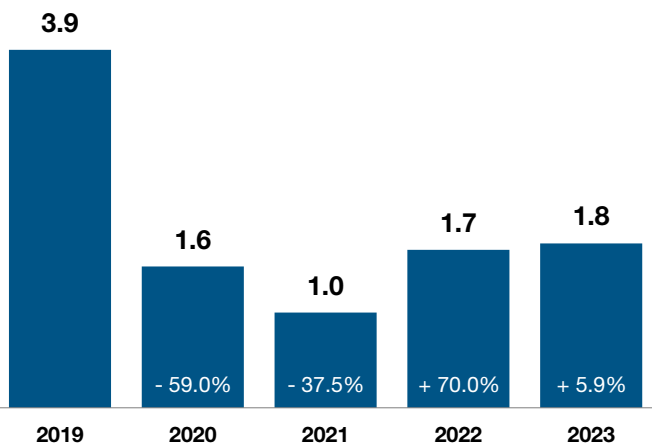
Months Supply in 2023

+ 5.9%

Change from 2022

Months Supply of Inventory

At the end of each year



506

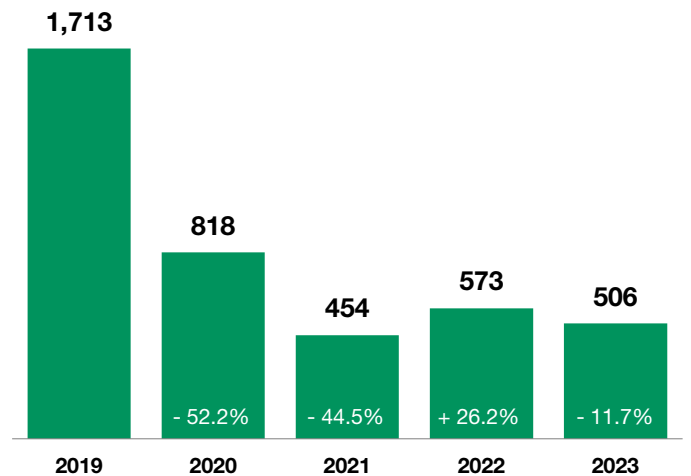
Homes for Sale in 2023

- 11.7%

Change from 2022

Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2022	2023	Percentage Change	2022	2023	Percentage Change
Barnstable	802	651	- 18.8%	733	498	- 32.1%
Bourne	253	180	- 28.9%	222	167	- 24.8%
Brewster	205	188	- 8.3%	185	165	- 10.8%
Chatham	208	187	- 10.1%	177	153	- 13.6%
Dennis	397	338	- 14.9%	370	269	- 27.3%
Eastham	219	125	- 42.9%	126	122	- 3.2%
Falmouth	603	475	- 21.2%	501	435	- 13.2%
Harwich	259	240	- 7.3%	224	214	- 4.5%
Mashpee	433	370	- 14.5%	356	317	- 11.0%
Orleans	135	146	+ 8.1%	119	124	+ 4.2%
Provincetown	190	165	- 13.2%	166	119	- 28.3%
Sandwich	366	300	- 18.0%	296	262	- 11.5%
Truro	79	75	- 5.1%	58	61	+ 5.2%
Wellfleet	90	97	+ 7.8%	78	74	- 5.1%
Yarmouth	564	448	- 20.6%	532	414	- 22.2%
Wareham	75	77	+ 2.7%	66	55	- 16.7%

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	Median Sales Price			Homes for Sale		
	2022	2023	Percentage Change	2022	2023	Percentage Change
Barnstable	\$620,000	\$650,000	+ 4.8%	87	100	+ 14.9%
Bourne	\$580,000	\$649,900	+ 12.1%	32	12	- 62.5%
Brewster	\$686,000	\$699,000	+ 1.9%	19	23	+ 21.1%
Chatham	\$1,200,000	\$1,050,000	- 12.5%	47	34	- 27.7%
Dennis	\$560,000	\$575,000	+ 2.7%	37	47	+ 27.0%
Eastham	\$719,500	\$750,000	+ 4.2%	35	15	- 57.1%
Falmouth	\$705,000	\$750,000	+ 6.4%	58	48	- 17.2%
Harwich	\$675,000	\$742,500	+ 10.0%	30	28	- 6.7%
Mashpee	\$620,000	\$650,000	+ 4.8%	61	50	- 18.0%
Orleans	\$840,000	\$900,000	+ 7.1%	25	16	- 36.0%
Provincetown	\$877,500	\$982,134	+ 11.9%	33	37	+ 12.1%
Sandwich	\$602,500	\$660,000	+ 9.5%	36	27	- 25.0%
Truro	\$945,000	\$830,000	- 12.2%	16	15	- 6.3%
Wellfleet	\$844,500	\$913,375	+ 8.2%	12	16	+ 33.3%
Yarmouth	\$516,500	\$560,000	+ 8.4%	45	38	- 15.6%
Wareham	\$439,000	\$417,000	- 5.0%	16	12	- 25.0%