

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



2019

2019 Annual Report on the Cape Cod Housing Market

Covering Single-Family and Condominium Properties in Barnstable County



**Change
from 2018:**

- 3.7%

New Listings

+ 1.8%

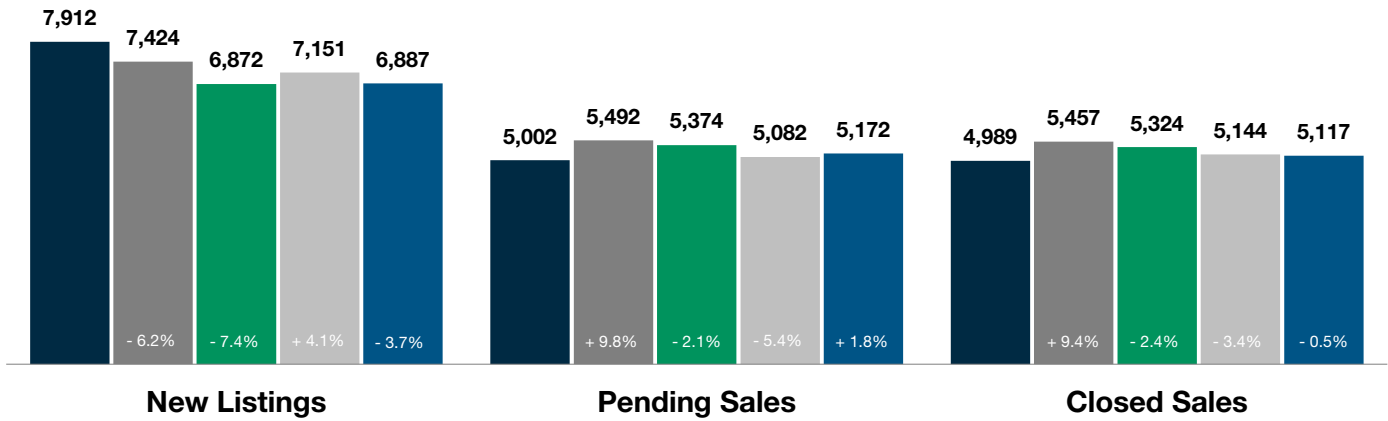
Pending Sales

- 0.5%

Closed Sales

Annual Market Activity

■ 2015 ■ 2016 ■ 2017 ■ 2018 ■ 2019



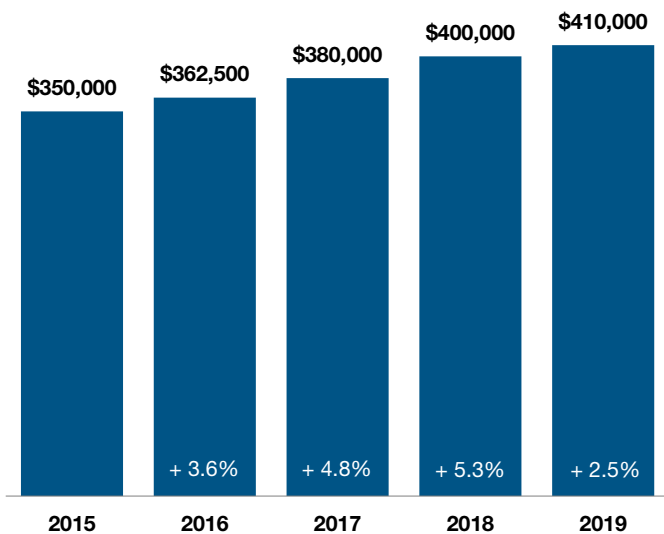
\$410,000

Median Sales Price in 2019

+ 2.5%

Change from 2018

Median Sales Price



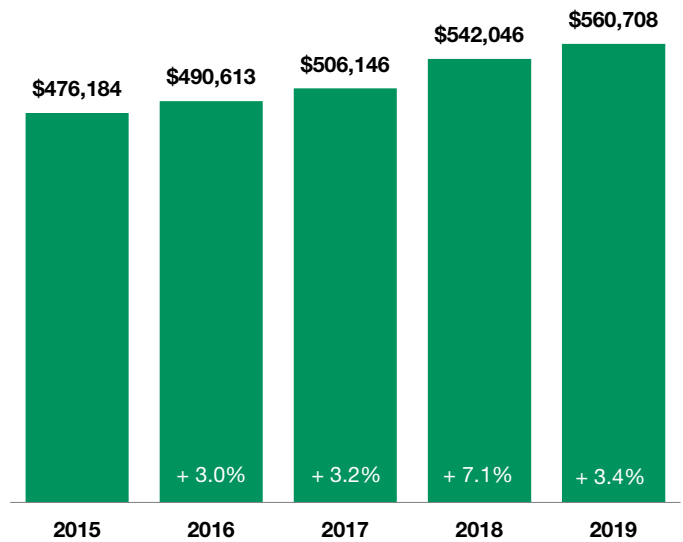
\$560,708

Avg. Sales Price in 2019

+ 3.4%

Change from 2018

Average Sales Price



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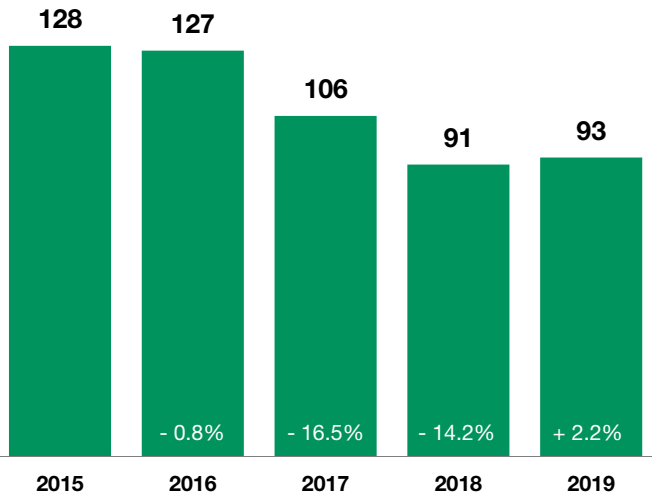
93

Days on Market in 2019

+ 2.2%

Change from 2018

Days on Market Until Sale



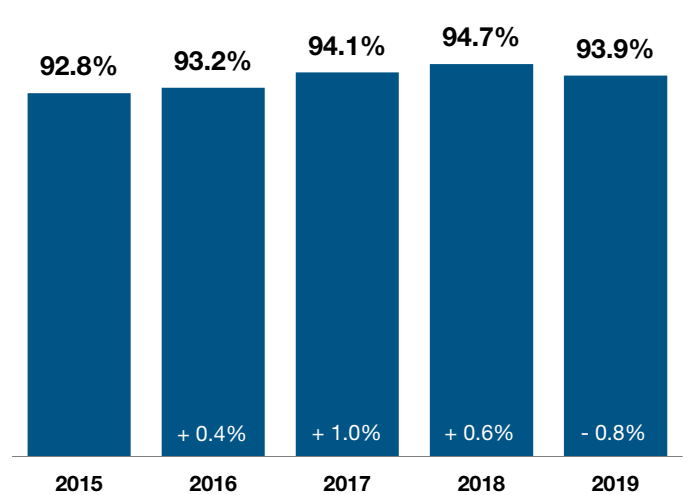
93.9%

Pct. of Orig. Price Received in 2019

- 0.8%

Change from 2018

Pct. of Orig. Price Received



4.0

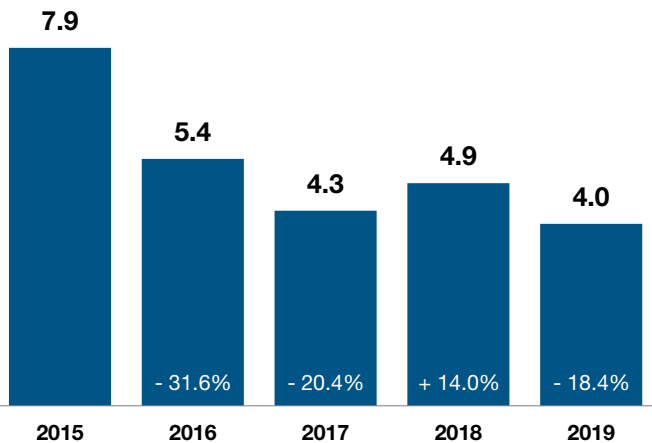
Months Supply in 2019

- 18.4%

Change from 2018

Months Supply of Inventory

At the end of each year



1,723

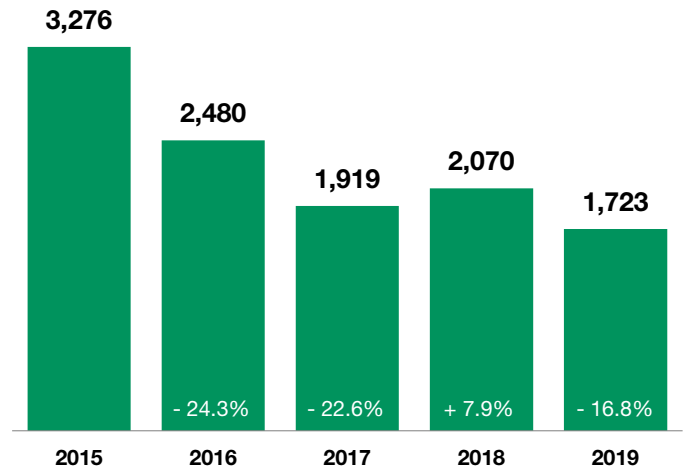
Homes for Sale in 2019

- 16.8%

Change from 2018

Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2018	2019	Percentage Change	2018	2019	Percentage Change
Barnstable	1,160	1,152	- 0.7%	858	879	+ 2.4%
Bourne	361	327	- 9.4%	257	253	-1.6%
Brewster	353	305	- 13.6%	262	247	- 5.7%
Chatham	303	324	+ 6.9%	228	211	- 7.5%
Dennis	647	625	- 3.4%	452	478	+ 5.8%
Eastham	219	245	+ 11.9%	160	162	+ 1.3%
Falmouth	865	769	- 11.1%	659	659	0.0%
Harwich	433	431	- 0.5%	318	351	+ 10.4%
Mashpee	649	638	- 1.7%	470	455	- 3.2%
Orleans	216	237	+ 9.7%	160	133	- 16.9%
Provincetown	291	287	- 1.4%	183	191	+ 4.4%
Sandwich	548	516	- 5.8%	378	386	+ 2.1%
Truro	141	150	+ 6.4%	79	82	+ 3.8%
Wellfleet	132	120	- 9.1%	79	81	+ 2.5%
Yarmouth	821	761	- 7.3%	627	589	- 6.1%
Wareham	99	84	- 15.2%	59	68	+ 15.3%

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	Median Sales Price			Homes for Sale		
	2018	2019	Percentage Change	2018	2019	Percentage Change
Barnstable	\$375,000	\$390,000	+ 4.0%	328	274	- 16.5%
Bourne	\$365,000	\$387,500	+ 6.2%	74	59	- 20.3%
Brewster	\$430,000	\$415,000	- 3.5%	89	73	- 18.0%
Chatham	\$693,000	\$725,000	+ 4.6%	138	134	- 2.9%
Dennis	\$340,000	\$365,500	+ 7.5%	184	117	- 36.4%
Eastham	\$468,750	\$459,000	- 2.1%	71	65	- 8.5%
Falmouth	\$443,750	\$456,900	+ 3.0%	209	165	- 21.1%
Harwich	\$421,250	\$432,500	+ 2.7%	135	92	- 31.9%
Mashpee	\$399,000	\$413,500	+ 3.6%	186	156	- 16.1%
Orleans	\$584,500	\$585,000	+ 0.1%	74	93	+ 25.7%
Provincetown	\$560,001	\$605,000	+ 8.0%	121	111	- 8.3%
Sandwich	\$391,000	\$399,900	+ 2.3%	137	111	- 19.0%
Truro	\$505,000	\$660,000	+ 30.7%	75	65	- 13.3%
Wellfleet	\$515,000	\$529,000	+ 2.7%	43	38	- 11.6%
Yarmouth	\$328,000	\$337,500	+ 2.9%	206	170	- 17.5%
Wareham	\$280,000	\$290,000	+ 3.6%	16	13	- 18.8%