

Local Market Update – March 2020

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



Barnstable County

Single-Family Properties

Key Metrics	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	360	317	- 11.9%	866	858	- 0.9%
Closed Sales	294	326	+ 10.9%	732	772	+ 5.5%
Median Sales Price*	\$421,500	\$441,250	+ 4.7%	\$418,250	\$436,000	+ 4.2%
Inventory of Homes for Sale	1,846	1,471	- 20.3%	--	--	--
Months Supply of Inventory	5.3	4.2	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	123	124	+ 0.8%	123	119	- 3.3%
Percent of Original List Price Received*	93.4%	93.8%	+ 0.4%	92.3%	93.2%	+ 1.0%
New Listings	563	480	- 14.7%	1,295	1,306	+ 0.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

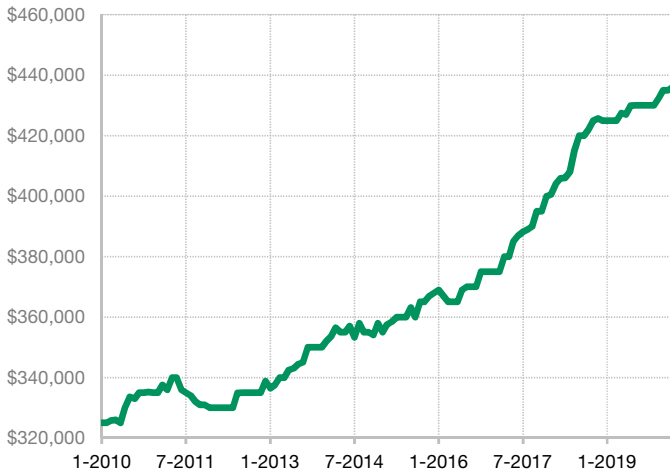
Key Metrics	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	90	69	- 23.3%	194	202	+ 4.1%
Closed Sales	65	74	+ 13.8%	138	199	+ 44.2%
Median Sales Price*	\$255,000	\$306,000	+ 20.0%	\$262,500	\$308,000	+ 17.3%
Inventory of Homes for Sale	454	435	- 4.2%	--	--	--
Months Supply of Inventory	5.4	4.9	- 9.3%	--	--	--
Cumulative Days on Market Until Sale	92	102	+ 10.9%	106	105	- 0.9%
Percent of Original List Price Received*	94.6%	95.5%	+ 1.0%	93.8%	95.2%	+ 1.5%
New Listings	124	111	- 10.5%	324	338	+ 4.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation

Barnstable County —



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

Barnstable County —

