

Local Market Update – March 2021

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		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	310	376	+ 21.3%	838	974	+ 16.2%
Closed Sales	336	290	- 13.7%	783	855	+ 9.2%
Median Sales Price*	\$440,000	\$653,500	+ 48.5%	\$437,000	\$590,000	+ 35.0%
Inventory of Homes for Sale	1,567	346	- 77.9%	--	--	--
Months Supply of Inventory	4.5	0.8	- 82.2%	--	--	--
Cumulative Days on Market Until Sale	120	76	- 36.7%	116	73	- 37.1%
Percent of Original List Price Received*	93.9%	99.4%	+ 5.9%	93.2%	98.5%	+ 5.7%
New Listings	477	391	- 18.0%	1,299	860	- 33.8%

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

Condominium Properties

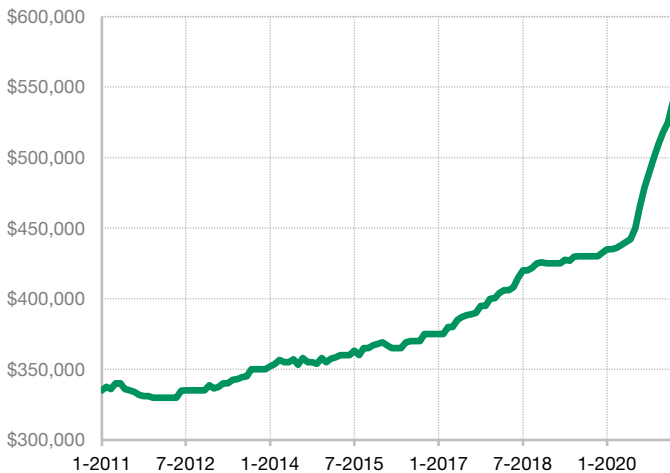
Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	74	102	+ 37.8%	209	293	+ 40.2%
Closed Sales	77	98	+ 27.3%	203	236	+ 16.3%
Median Sales Price*	\$298,000	\$339,500	+ 13.9%	\$308,000	\$340,000	+ 10.4%
Inventory of Homes for Sale	446	131	- 70.6%	--	--	--
Months Supply of Inventory	4.9	1.2	- 75.5%	--	--	--
Cumulative Days on Market Until Sale	101	77	- 23.8%	105	82	- 21.9%
Percent of Original List Price Received*	95.6%	97.0%	+ 1.5%	95.2%	97.1%	+ 2.0%
New Listings	115	93	- 19.1%	341	238	- 30.2%

* 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 —

