

Local Market Update – April 2021

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



Barnstable

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	37	90	+ 143.2%	194	274	+ 41.2%
Closed Sales	48	60	+ 25.0%	192	218	+ 13.5%
Median Sales Price*	\$397,000	\$553,000	+ 39.3%	\$406,000	\$541,375	+ 33.3%
Inventory of Homes for Sale	277	95	- 65.7%	--	--	--
Months Supply of Inventory	4.7	1.1	- 76.6%	--	--	--
Cumulative Days on Market Until Sale	89	49	- 44.9%	96	67	- 30.2%
Percent of Original List Price Received*	96.4%	101.9%	+ 5.7%	95.0%	98.9%	+ 4.1%
New Listings	40	116	+ 190.0%	278	298	+ 7.2%

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

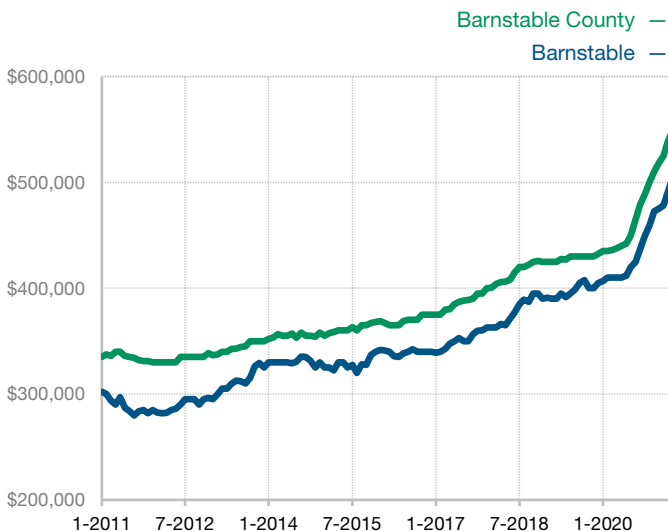
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	12	+ 50.0%	28	41	+ 46.4%
Closed Sales	6	10	+ 66.7%	30	34	+ 13.3%
Median Sales Price*	\$290,000	\$222,000	- 23.4%	\$254,500	\$219,500	- 13.8%
Inventory of Homes for Sale	26	10	- 61.5%	--	--	--
Months Supply of Inventory	2.8	1.2	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	75	24	- 68.0%	58	35	- 39.7%
Percent of Original List Price Received*	97.4%	93.8%	- 3.7%	97.1%	95.3%	- 1.9%
New Listings	3	12	+ 300.0%	37	45	+ 21.6%

* 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



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

