

Local Market Update – August 2023

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



Barnstable County

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 295 | 263 | - 10.8% | 2,237 | 1,852 | - 17.2% |
| Closed Sales | 308 | 239 | - 22.4% | 2,149 | 1,733 | - 19.4% |
| Median Sales Price* | \$700,000 | \$700,000 | 0.0% | \$690,000 | \$705,000 | + 2.2% |
| Inventory of Homes for Sale | 603 | 526 | - 12.8% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 2.3 | + 9.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 23 | 28 | + 21.7% | 29 | 40 | + 37.9% |
| Percent of Original List Price Received* | 99.6% | 97.6% | - 2.0% | 101.9% | 97.8% | - 4.0% |
| New Listings | 338 | 335 | - 0.9% | 2,787 | 2,198 | - 21.1% |

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

Condominium Properties

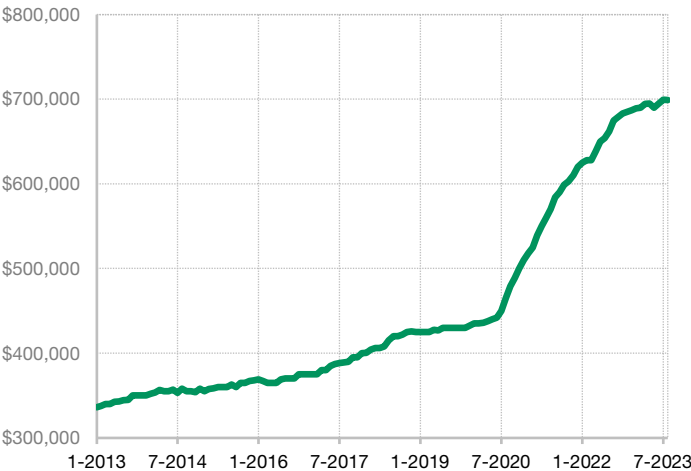
| Key Metrics | August | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 79 | 80 | + 1.3% | 609 | 516 | - 15.3% |
| Closed Sales | 76 | 70 | - 7.9% | 596 | 472 | - 20.8% |
| Median Sales Price* | \$499,750 | \$535,000 | + 7.1% | \$433,188 | \$465,000 | + 7.3% |
| Inventory of Homes for Sale | 138 | 123 | - 10.9% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 2.0 | + 11.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | 41 | + 95.2% | 34 | 43 | + 26.5% |
| Percent of Original List Price Received* | 100.5% | 100.7% | + 0.2% | 101.8% | 98.1% | - 3.6% |
| New Listings | 91 | 94 | + 3.3% | 683 | 572 | - 16.3% |

* 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 —

