

# Local Market Update – July 2025

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



## Barnstable County

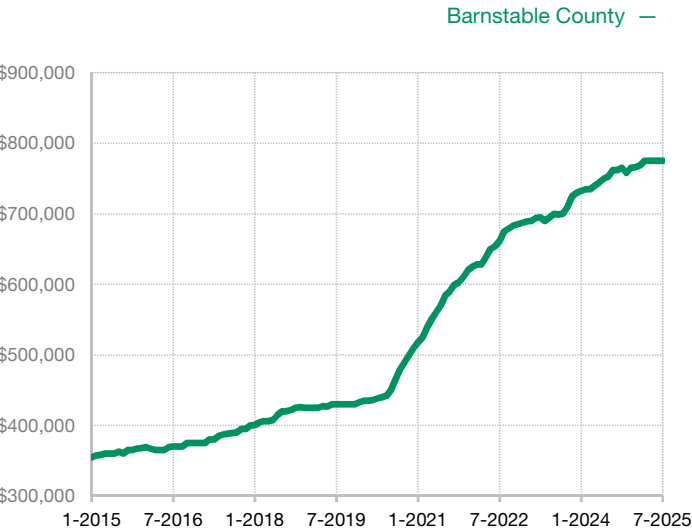
Single-Family Properties				July			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				268	263	- 1.9%	1,682	1,586	- 5.7%
Closed Sales				256	251	- 2.0%	1,536	1,455	- 5.3%
Median Sales Price*				\$789,500	\$820,000	+ 3.9%	\$755,000	\$779,000	+ 3.2%
Inventory of Homes for Sale				707	771	+ 9.1%	--	--	--
Months Supply of Inventory				3.1	3.4	+ 9.7%	--	--	--
Cumulative Days on Market Until Sale				35	50	+ 42.9%	44	56	+ 27.3%
Percent of Original List Price Received*				97.2%	95.0%	- 2.3%	97.5%	95.6%	- 1.9%
New Listings				312	274	- 12.2%	2,218	2,174	- 2.0%

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

Condominium Properties				July			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				61	91	+ 49.2%	422	467	+ 10.7%
Closed Sales				51	66	+ 29.4%	399	395	- 1.0%
Median Sales Price*				\$575,000	\$521,500	- 9.3%	\$479,000	\$485,000	+ 1.3%
Inventory of Homes for Sale				212	286	+ 34.9%	--	--	--
Months Supply of Inventory				3.5	4.5	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale				38	43	+ 13.2%	47	57	+ 21.3%
Percent of Original List Price Received*				98.3%	95.2%	- 3.2%	97.9%	96.3%	- 1.6%
New Listings				82	90	+ 9.8%	586	678	+ 15.7%

\* 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

