

Local Market Update – February 2024

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



Barnstable County

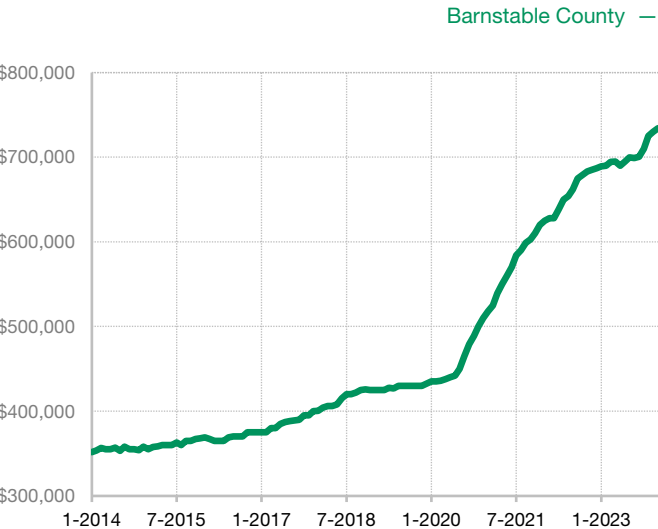
Single-Family Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	187	205	+ 9.6%	375	369	- 1.6%
Closed Sales	157	147	- 6.4%	329	300	- 8.8%
Median Sales Price*	\$661,000	\$717,000	+ 8.5%	\$660,000	\$708,750	+ 7.4%
Inventory of Homes for Sale	347	422	+ 21.6%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	65	50	- 23.1%	52	47	- 9.6%
Percent of Original List Price Received*	94.1%	94.7%	+ 0.6%	94.2%	94.2%	0.0%
New Listings	191	246	+ 28.8%	336	430	+ 28.0%

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

Condominium Properties	February			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	67	56	- 16.4%	111	107	- 3.6%
Closed Sales	35	48	+ 37.1%	82	89	+ 8.5%
Median Sales Price*	\$400,000	\$417,500	+ 4.4%	\$441,250	\$425,000	- 3.7%
Inventory of Homes for Sale	106	120	+ 13.2%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	57	50	- 12.3%	53	45	- 15.1%
Percent of Original List Price Received*	95.3%	96.8%	+ 1.6%	95.5%	96.7%	+ 1.3%
New Listings	53	58	+ 9.4%	102	127	+ 24.5%

* 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

