

# Local Market Update – February 2026

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



## Barnstable County

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	174	111	- 36.2%	342	267	- 21.9%
Closed Sales	139	105	- 24.5%	330	265	- 19.7%
Median Sales Price*	\$715,000	<b>\$699,000</b>	- 2.2%	\$735,000	<b>\$748,875</b>	+ 1.9%
Inventory of Homes for Sale	498	393	- 21.1%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	67	67	0.0%	67	69	+ 3.0%
Percent of Original List Price Received*	94.0%	93.5%	- 0.5%	93.8%	93.5%	- 0.3%
New Listings	215	142	- 34.0%	404	282	- 30.2%

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

### Condominium Properties

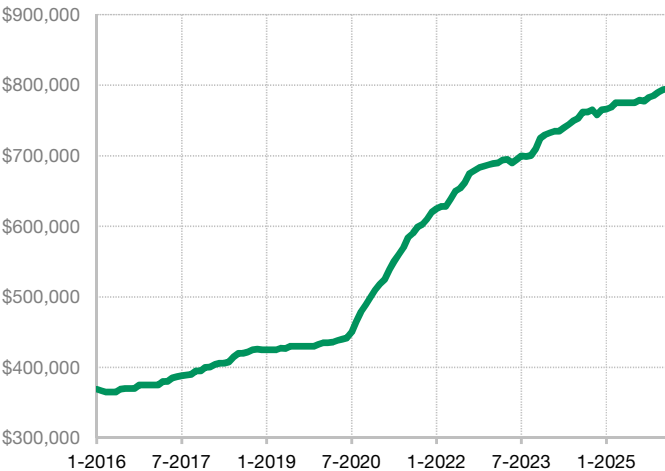
Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	53	40	- 24.5%	103	83	- 19.4%
Closed Sales	41	19	- 53.7%	74	83	+ 12.2%
Median Sales Price*	\$425,000	<b>\$470,000</b>	+ 10.6%	\$425,000	<b>\$494,000</b>	+ 16.2%
Inventory of Homes for Sale	188	152	- 19.1%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--
Cumulative Days on Market Until Sale	51	119	+ 133.3%	54	97	+ 79.6%
Percent of Original List Price Received*	96.7%	91.9%	- 5.0%	95.6%	91.2%	- 4.6%
New Listings	65	48	- 26.2%	138	110	- 20.3%

\* 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 —

