

Local Market Update – October 2024

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



Barnstable County

Single-Family Properties

| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 219 | 310 | + 41.6% | 2,291 | 2,528 | + 10.3% |
| Closed Sales | 266 | 276 | + 3.8% | 2,224 | 2,329 | + 4.7% |
| Median Sales Price* | \$801,000 | \$825,000 | + 3.0% | \$725,000 | \$766,000 | + 5.7% |
| Inventory of Homes for Sale | 622 | 743 | + 19.5% | -- | -- | -- |
| Months Supply of Inventory | 2.8 | 3.1 | + 10.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 32 | 51 | + 59.4% | 34 | 45 | + 32.4% |
| Percent of Original List Price Received* | 97.0% | 96.4% | - 0.6% | 97.7% | 97.1% | - 0.6% |
| New Listings | 313 | 347 | + 10.9% | 2,849 | 3,333 | + 17.0% |

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

Condominium Properties

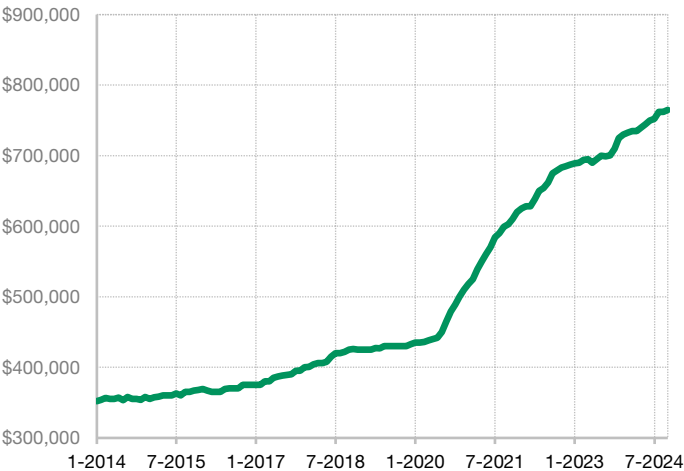
| Key Metrics | October | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 72 | 83 | + 15.3% | 648 | 647 | - 0.2% |
| Closed Sales | 71 | 71 | 0.0% | 620 | 600 | - 3.2% |
| Median Sales Price* | \$480,000 | \$600,000 | + 25.0% | \$465,000 | \$510,000 | + 9.7% |
| Inventory of Homes for Sale | 166 | 205 | + 23.5% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | 3.4 | + 25.9% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 36 | 51 | + 41.7% | 40 | 46 | + 15.0% |
| Percent of Original List Price Received* | 99.6% | 94.3% | - 5.3% | 98.3% | 97.1% | - 1.2% |
| New Listings | 95 | 99 | + 4.2% | 761 | 864 | + 13.5% |

* 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

Barnstable County —



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

Barnstable County —

