

Local Market Update – February 2019

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		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	270	264	- 2.2%	466	492	+ 5.6%
Closed Sales	194	201	+ 3.6%	454	431	- 5.1%
Median Sales Price*	\$383,500	\$408,000	+ 6.4%	\$400,000	\$405,000	+ 1.3%
Inventory of Homes for Sale	1,540	1,693	+ 9.9%	--	--	--
Months Supply of Inventory	4.4	5.0	+ 13.6%	--	--	--
Cumulative Days on Market Until Sale	134	130	- 3.0%	117	120	+ 2.6%
Percent of Original List Price Received*	92.3%	90.7%	- 1.7%	92.8%	91.6%	- 1.3%
New Listings	406	394	- 3.0%	671	735	+ 9.5%

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

Condominium Properties

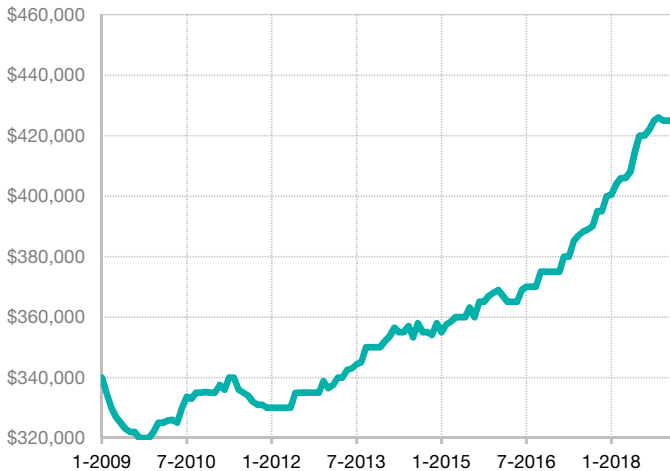
Key Metrics	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	72	47	- 34.7%	134	96	- 28.4%
Closed Sales	54	34	- 37.0%	120	73	- 39.2%
Median Sales Price*	\$351,000	\$265,000	- 24.5%	\$289,500	\$265,000	- 8.5%
Inventory of Homes for Sale	379	429	+ 13.2%	--	--	--
Months Supply of Inventory	4.1	5.3	+ 29.3%	--	--	--
Cumulative Days on Market Until Sale	121	120	- 0.8%	124	119	- 4.0%
Percent of Original List Price Received*	95.1%	93.9%	- 1.3%	94.7%	93.2%	- 1.6%
New Listings	110	102	- 7.3%	197	200	+ 1.5%

* 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 —

