

Local Market Update – January 2026

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



Barnstable County

Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	168	158	- 6.0%	168	158	- 6.0%
Closed Sales	191	160	- 16.2%	191	160	- 16.2%
Median Sales Price*	\$745,000	\$783,500	+ 5.2%	\$745,000	\$783,500	+ 5.2%
Inventory of Homes for Sale	488	383	- 21.5%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	67	71	+ 6.0%	67	71	+ 6.0%
Percent of Original List Price Received*	93.7%	93.6%	- 0.1%	93.7%	93.6%	- 0.1%
New Listings	189	138	- 27.0%	189	138	- 27.0%

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

Condominium Properties

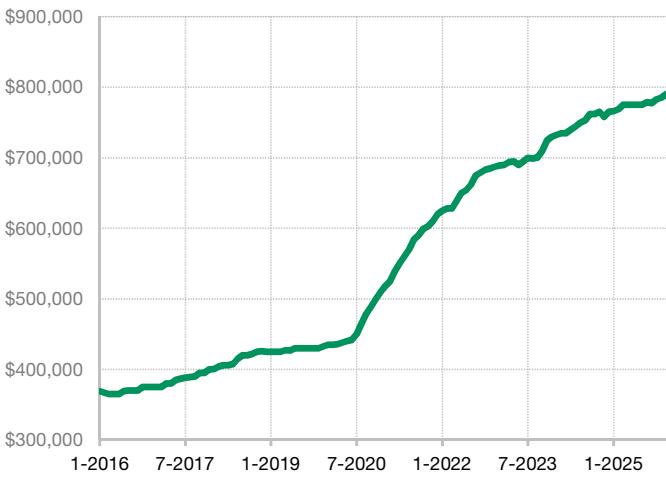
Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	50	42	- 16.0%	50	42	- 16.0%
Closed Sales	33	64	+ 93.9%	33	64	+ 93.9%
Median Sales Price*	\$480,000	\$494,500	+ 3.0%	\$480,000	\$494,500	+ 3.0%
Inventory of Homes for Sale	188	154	- 18.1%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--
Cumulative Days on Market Until Sale	58	90	+ 55.2%	58	90	+ 55.2%
Percent of Original List Price Received*	94.3%	91.0%	- 3.5%	94.3%	91.0%	- 3.5%
New Listings	73	62	- 15.1%	73	62	- 15.1%

* 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 —

