

Local Market Update – May 2020

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



Barnstable County

Single-Family Properties

Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	462	405	- 12.3%	1,712	1,464	- 14.5%
Closed Sales	448	239	- 46.7%	1,518	1,287	- 15.2%
Median Sales Price*	\$427,000	\$454,500	+ 6.4%	\$420,500	\$440,000	+ 4.6%
Inventory of Homes for Sale	2,050	1,479	- 27.9%	--	--	--
Months Supply of Inventory	5.9	4.5	- 23.7%	--	--	--
Cumulative Days on Market Until Sale	103	102	- 1.0%	116	114	- 1.7%
Percent of Original List Price Received*	95.2%	95.4%	+ 0.2%	93.6%	94.0%	+ 0.4%
New Listings	635	458	- 27.9%	2,559	2,041	- 20.2%

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

Condominium Properties

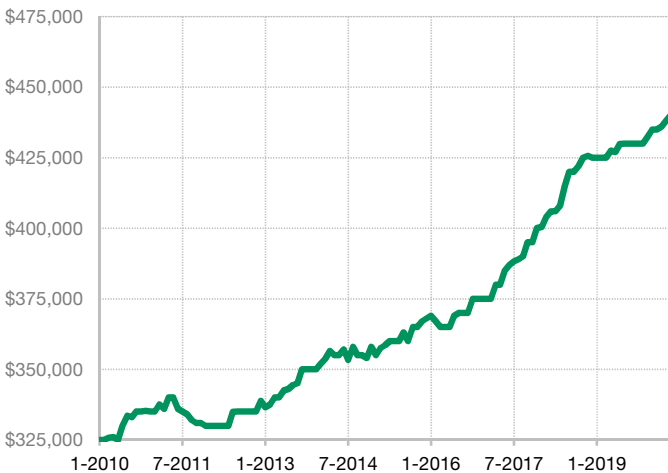
Key Metrics	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	124	84	- 32.3%	406	331	- 18.5%
Closed Sales	107	59	- 44.9%	338	323	- 4.4%
Median Sales Price*	\$286,500	\$270,000	- 5.8%	\$268,950	\$304,000	+ 13.0%
Inventory of Homes for Sale	558	449	- 19.5%	--	--	--
Months Supply of Inventory	6.6	5.4	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	100	108	+ 8.0%	101	107	+ 5.9%
Percent of Original List Price Received*	95.4%	95.4%	0.0%	94.4%	95.6%	+ 1.3%
New Listings	161	103	- 36.0%	675	517	- 23.4%

* 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 —

