

Local Market Update – April 2025

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



Barnstable County

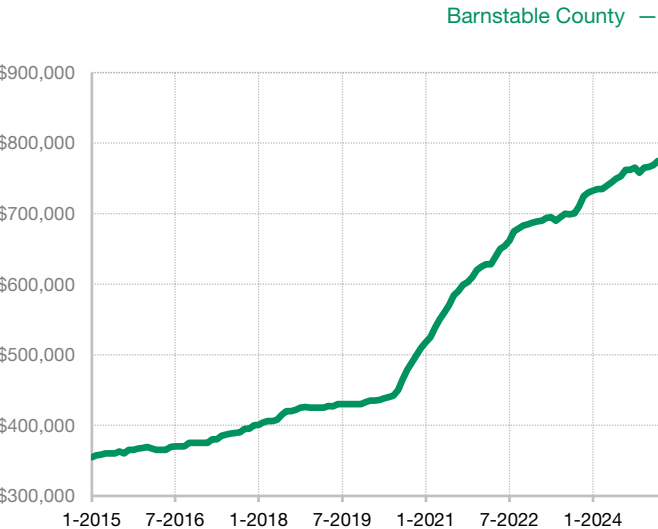
Single-Family Properties				April			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				277	253	- 8.7%	877	816	- 7.0%
Closed Sales				224	200	- 10.7%	723	689	- 4.7%
Median Sales Price*				\$795,000	\$797,912	+ 0.4%	\$725,000	\$756,490	+ 4.3%
Inventory of Homes for Sale				543	689	+ 26.9%	--	--	--
Months Supply of Inventory				2.5	3.0	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale				46	59	+ 28.3%	48	66	+ 37.5%
Percent of Original List Price Received*				99.0%	96.4%	- 2.6%	96.8%	94.9%	- 2.0%
New Listings				370	404	+ 9.2%	1,114	1,148	+ 3.1%

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

Condominium Properties				April			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				61	60	- 1.6%	229	235	+ 2.6%
Closed Sales				59	51	- 13.6%	198	187	- 5.6%
Median Sales Price*				\$512,500	\$480,000	- 6.3%	\$450,000	\$480,000	+ 6.7%
Inventory of Homes for Sale				142	250	+ 76.1%	--	--	--
Months Supply of Inventory				2.4	4.1	+ 70.8%	--	--	--
Cumulative Days on Market Until Sale				55	86	+ 56.4%	50	64	+ 28.0%
Percent of Original List Price Received*				98.1%	96.7%	- 1.4%	97.4%	96.4%	- 1.0%
New Listings				80	119	+ 48.8%	288	358	+ 24.3%

* 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



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation

