

Local Market Update – February 2025

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		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	191	182	- 4.7%	348	353	+ 1.4%
Closed Sales	147	139	- 5.4%	299	330	+ 10.4%
Median Sales Price*	\$712,500	\$715,000	+ 0.4%	\$705,000	\$735,000	+ 4.3%
Inventory of Homes for Sale	460	461	+ 0.2%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	49	67	+ 36.7%	47	67	+ 42.6%
Percent of Original List Price Received*	94.7%	94.0%	- 0.7%	94.2%	93.8%	- 0.4%
New Listings	247	207	- 16.2%	432	394	- 8.8%

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

Condominium Properties

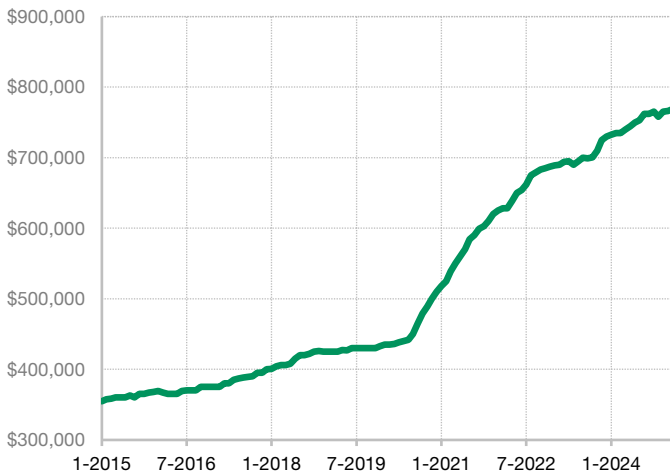
Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	50	57	+ 14.0%	101	107	+ 5.9%
Closed Sales	47	41	- 12.8%	88	74	- 15.9%
Median Sales Price*	\$415,000	\$425,000	+ 2.4%	\$422,500	\$425,000	+ 0.6%
Inventory of Homes for Sale	127	178	+ 40.2%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--
Cumulative Days on Market Until Sale	51	51	0.0%	46	54	+ 17.4%
Percent of Original List Price Received*	96.9%	96.7%	- 0.2%	96.8%	95.6%	- 1.2%
New Listings	58	67	+ 15.5%	125	141	+ 12.8%

* 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 —

