

Annual Report on the Cape Cod Housing Market

A RESEARCH TOOL PROVIDED BY THE CAPE COD AND ISLANDS
ASSOCIATION OF REALTORS®, INC. COVERING SINGLE-FAMILY AND
CONDOMINIUM PROPERTIES IN BARNSTABLE COUNTY



2021

2021 Annual Report on the Cape Cod Housing Market

Covering Single-Family and Condominium Properties in Barnstable County



**Change
from 2020:**

- 15.6%

New Listings

- 16.7%

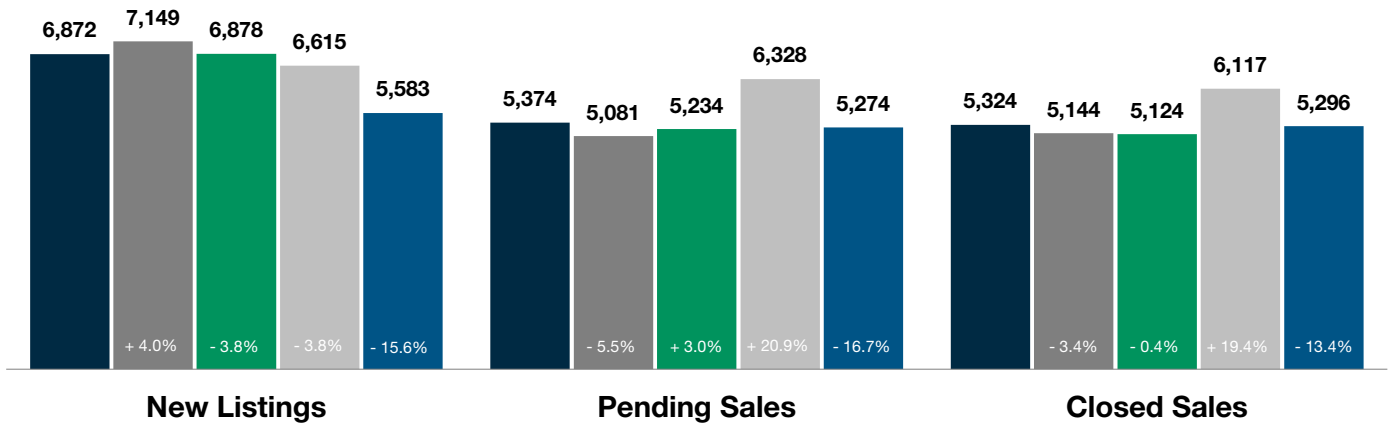
Pending Sales

- 13.4%

Closed Sales

Annual Market Activity

■ 2017 ■ 2018 ■ 2019 ■ 2020 ■ 2021



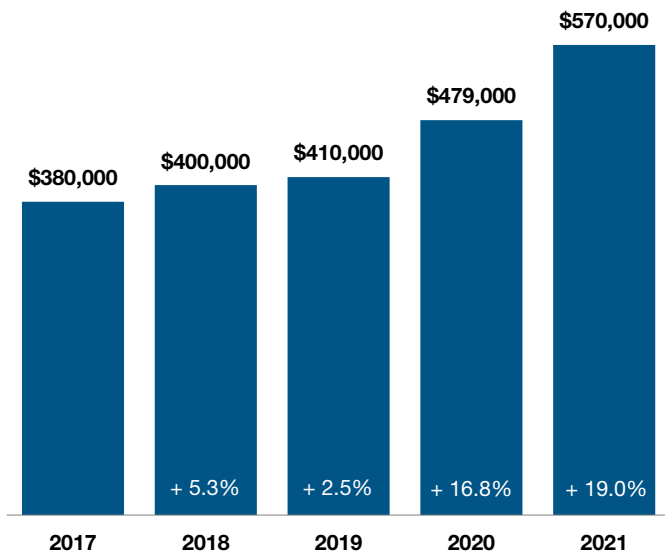
\$570,000

Median Sales Price in 2021

+ 19.0%

Change from 2020

Median Sales Price



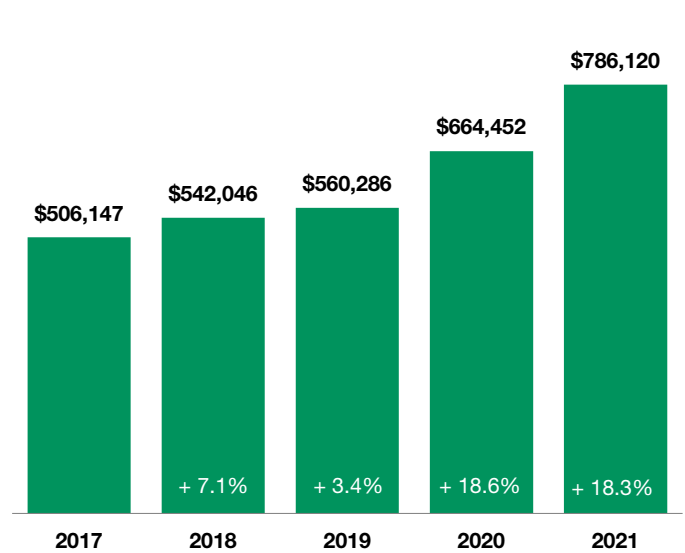
\$786,120

Avg. Sales Price in 2021

+ 18.3%

Change from 2020

Average Sales Price



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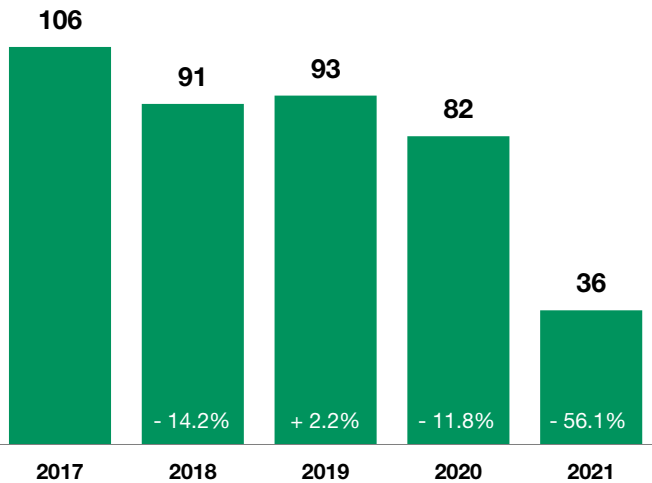
36

Days on Market in 2021

- 56.1%

Change from 2020

Days on Market Until Sale



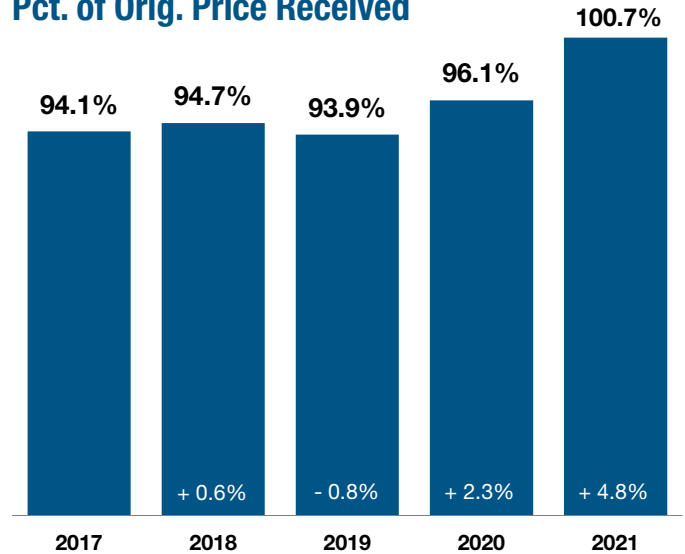
100.7%

Pct. of Orig. Price Received in 2021

+ 4.8%

Change from 2020

Pct. of Orig. Price Received



0.9

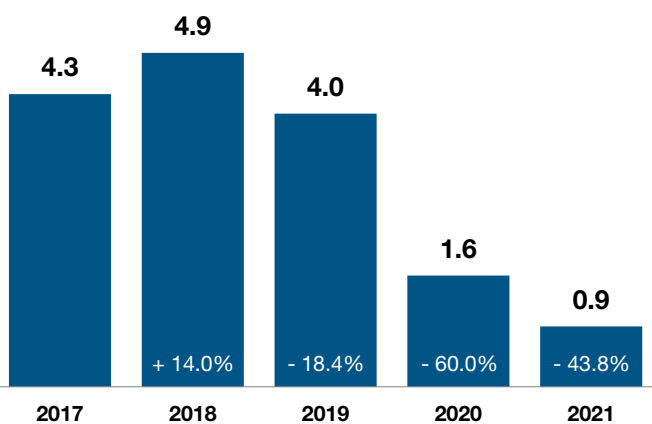
Months Supply in 2021

- 43.8%

Change from 2020

Months Supply of Inventory

At the end of each year



388

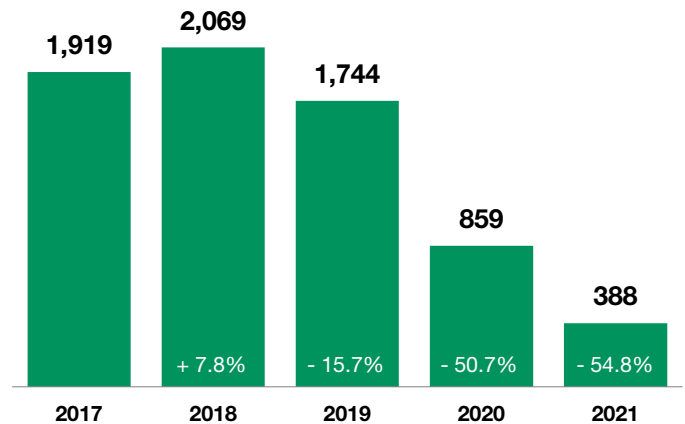
Homes for Sale in 2021

- 54.8%

Change from 2020

Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2020	2021	Percentage Change	2020	2021	Percentage Change
Barnstable	1,078	1,017	- 5.7%	992	916	- 7.7%
Bourne	307	262	- 14.7%	274	248	- 9.5%
Brewster	331	254	- 23.3%	323	256	- 20.7%
Chatham	360	284	- 21.1%	303	277	- 8.6%
Dennis	620	509	- 17.9%	532	483	- 9.2%
Eastham	219	179	- 18.3%	192	185	- 3.6%
Falmouth	722	586	- 18.8%	659	659	0.0%
Harwich	376	306	- 18.6%	377	305	- 19.1%
Mashpee	581	503	- 13.4%	567	452	- 20.3%
Orleans	245	196	- 20.0%	246	173	- 29.7%
Provincetown	282	226	- 19.9%	245	204	- 16.7%
Sandwich	468	402	- 14.1%	437	373	- 14.6%
Truro	140	102	- 27.1%	120	116	- 3.3%
Wellfleet	123	76	- 38.2%	113	87	- 23.0%
Yarmouth	764	681	- 10.9%	719	641	- 10.8%
Wareham	76	74	- 2.6%	67	68	+ 1.5%

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	Median Sales Price			Homes for Sale		
	2020	2021	Percentage Change	2020	2021	Percentage Change
Barnstable	\$449,250	\$540,000	+ 20.2%	140	75	- 46.4%
Bourne	\$439,500	\$499,000	+ 13.5%	37	18	- 51.4%
Brewster	\$470,000	\$612,850	+ 30.4%	25	10	- 60.0%
Chatham	\$826,500	\$1,140,000	+ 37.9%	71	28	- 60.6%
Dennis	\$385,000	\$475,000	+ 23.4%	85	29	- 65.9%
Eastham	\$529,750	\$642,000	+ 21.2%	41	20	- 51.2%
Falmouth	\$545,000	\$650,000	+ 19.3%	70	34	- 51.4%
Harwich	\$490,000	\$580,000	+ 18.4%	35	15	- 57.1%
Mashpee	\$462,000	\$582,500	+ 26.1%	78	44	- 43.6%
Orleans	\$752,500	\$775,000	+ 3.0%	40	27	- 32.5%
Provincetown	\$695,500	\$837,500	+ 20.4%	67	29	- 56.7%
Sandwich	\$465,000	\$560,000	+ 20.4%	47	15	- 68.1%
Truro	\$632,500	\$711,250	+ 12.5%	31	5	- 83.9%
Wellfleet	\$571,000	\$759,000	+ 32.9%	14	3	- 78.6%
Yarmouth	\$370,000	\$444,000	+ 20.0%	78	36	- 53.8%
Wareham	\$325,500	\$357,000	+ 9.7%	16	4	- 75.0%