

Local Market Update – May 2022

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		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	407	343	- 15.7%	1,710	1,356	- 20.7%
Closed Sales	350	296	- 15.4%	1,515	1,212	- 20.0%
Median Sales Price*	\$627,950	\$749,000	+ 19.3%	\$607,000	\$690,000	+ 13.7%
Inventory of Homes for Sale	491	428	- 12.8%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	40	28	- 30.0%	62	35	- 43.5%
Percent of Original List Price Received*	104.4%	104.4%	0.0%	100.5%	101.9%	+ 1.4%
New Listings	511	468	- 8.4%	1,836	1,613	- 12.1%

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

Condominium Properties

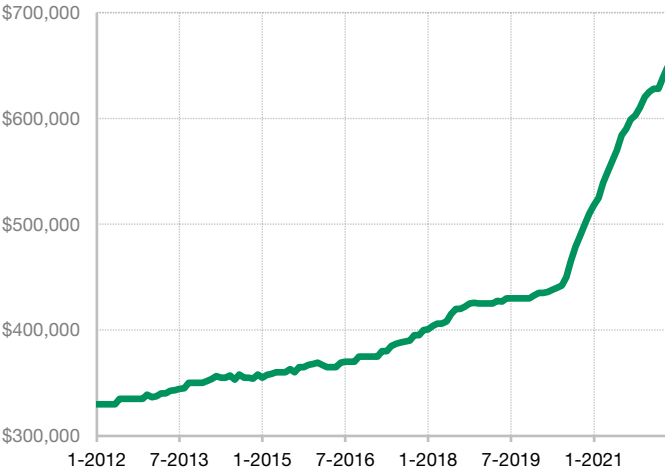
Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	111	90	- 18.9%	494	385	- 22.1%
Closed Sales	92	88	- 4.3%	417	369	- 11.5%
Median Sales Price*	\$353,750	\$426,000	+ 20.4%	\$345,000	\$417,000	+ 20.9%
Inventory of Homes for Sale	153	85	- 44.4%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	47	29	- 38.3%	69	38	- 44.9%
Percent of Original List Price Received*	102.4%	101.9%	- 0.5%	98.7%	101.6%	+ 2.9%
New Listings	116	83	- 28.4%	473	393	- 16.9%

* 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 —

