

Local Market Update – December 2022

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



Barnstable County

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	185	158	- 14.6%	4,095	3,146	- 23.2%
Closed Sales	371	247	- 33.4%	4,193	3,258	- 22.3%
Median Sales Price*	\$650,000	\$650,000	0.0%	\$620,000	\$687,000	+ 10.8%
Inventory of Homes for Sale	336	393	+ 17.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	34	47	+ 38.2%	40	31	- 22.5%
Percent of Original List Price Received*	99.9%	94.7%	- 5.2%	100.9%	100.1%	- 0.8%
New Listings	148	119	- 19.6%	4,429	3,796	- 14.3%

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

Condominium Properties

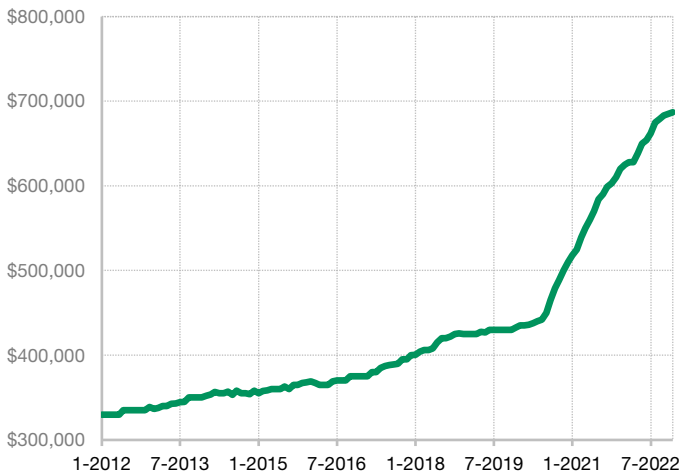
Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	43	41	- 4.7%	1,121	830	- 26.0%
Closed Sales	77	53	- 31.2%	1,104	883	- 20.0%
Median Sales Price*	\$400,000	\$405,000	+ 1.3%	\$380,000	\$450,000	+ 18.4%
Inventory of Homes for Sale	111	113	+ 1.8%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	35	45	+ 28.6%	45	34	- 24.4%
Percent of Original List Price Received*	98.7%	97.1%	- 1.6%	99.8%	100.6%	+ 0.8%
New Listings	35	29	- 17.1%	1,147	936	- 18.4%

* 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 —

