

# Local Market Update – November 2025

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



## Barnstable County

### Single-Family Properties

Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	194	<b>220</b>	+ 13.4%	2,699	<b>2,637</b>	- 2.3%
Closed Sales	263	<b>199</b>	- 24.3%	2,593	<b>2,484</b>	- 4.2%
Median Sales Price*	\$739,000	<b>\$785,000</b>	+ 6.2%	\$765,000	<b>\$789,000</b>	+ 3.1%
Inventory of Homes for Sale	653	<b>615</b>	- 5.8%	--	--	--
Months Supply of Inventory	2.8	<b>2.7</b>	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	40	<b>43</b>	+ 7.5%	44	<b>56</b>	+ 27.3%
Percent of Original List Price Received*	95.7%	<b>95.5%</b>	- 0.2%	96.9%	<b>95.5%</b>	- 1.4%
New Listings	178	<b>161</b>	- 9.6%	3,511	<b>3,399</b>	- 3.2%

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

### Condominium Properties

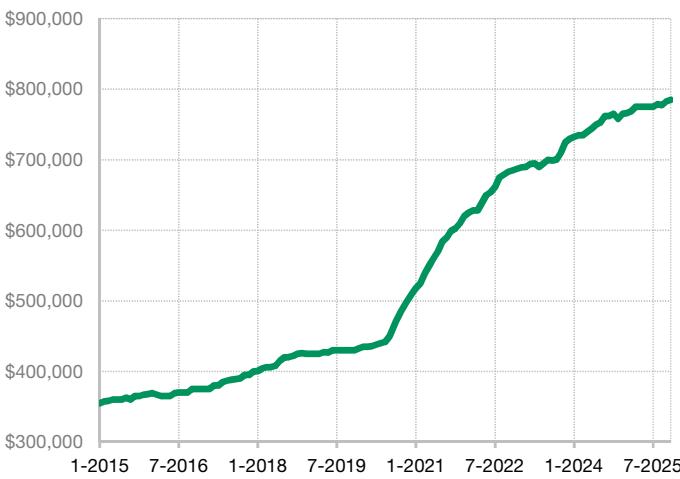
Key Metrics	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	56	<b>58</b>	+ 3.6%	698	<b>758</b>	+ 8.6%
Closed Sales	68	<b>60</b>	- 11.8%	668	<b>700</b>	+ 4.8%
Median Sales Price*	\$540,000	<b>\$439,500</b>	- 18.6%	\$514,500	<b>\$489,500</b>	- 4.9%
Inventory of Homes for Sale	195	<b>227</b>	+ 16.4%	--	--	--
Months Supply of Inventory	3.1	<b>3.5</b>	+ 12.9%	--	--	--
Cumulative Days on Market Until Sale	62	<b>69</b>	+ 11.3%	48	<b>64</b>	+ 33.3%
Percent of Original List Price Received*	95.3%	<b>95.6%</b>	+ 0.3%	96.9%	<b>95.5%</b>	- 1.4%
New Listings	67	<b>52</b>	- 22.4%	934	<b>1,023</b>	+ 9.5%

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### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation

Barnstable County —



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

Barnstable County —

