



Barnstable County

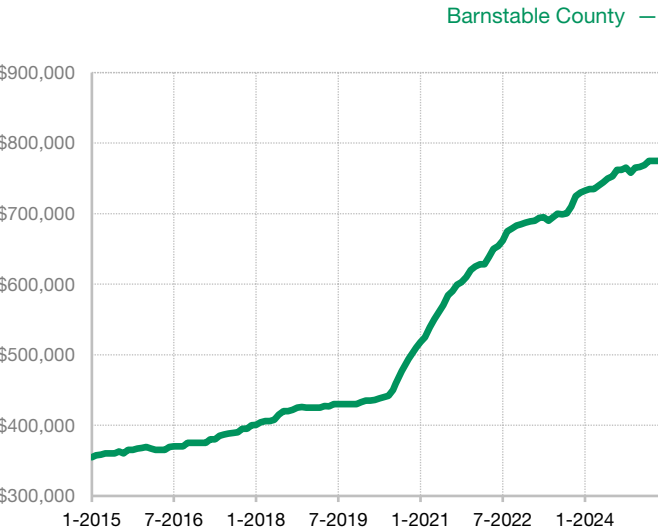
Single-Family Properties	June			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	257	275	+ 7.0%	1,414	1,339	- 5.3%
Closed Sales	262	258	- 1.5%	1,280	1,199	- 6.3%
Median Sales Price*	\$822,000	\$802,500	- 2.4%	\$750,000	\$770,000	+ 2.7%
Inventory of Homes for Sale	717	794	+ 10.7%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--
Cumulative Days on Market Until Sale	41	44	+ 7.3%	46	57	+ 23.9%
Percent of Original List Price Received*	98.5%	96.8%	- 1.7%	97.6%	95.7%	- 1.9%
New Listings	335	322	- 3.9%	1,906	1,896	- 0.5%

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

Condominium Properties	June			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	56	70	+ 25.0%	361	378	+ 4.7%
Closed Sales	78	66	- 15.4%	348	328	- 5.7%
Median Sales Price*	\$528,500	\$482,000	- 8.8%	\$474,000	\$477,500	+ 0.7%
Inventory of Homes for Sale	202	297	+ 47.0%	--	--	--
Months Supply of Inventory	3.3	4.8	+ 45.5%	--	--	--
Cumulative Days on Market Until Sale	43	55	+ 27.9%	48	59	+ 22.9%
Percent of Original List Price Received*	99.1%	95.0%	- 4.1%	97.9%	96.5%	- 1.4%
New Listings	95	102	+ 7.4%	504	585	+ 16.1%

\* 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



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

