

Local Market Update – May 2024

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		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	265	295	+ 11.3%	1,099	1,182	+ 7.6%
Closed Sales	251	289	+ 15.1%	1,003	1,013	+ 1.0%
Median Sales Price*	\$700,000	\$769,000	+ 9.9%	\$699,000	\$735,000	+ 5.2%
Inventory of Homes for Sale	491	643	+ 31.0%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--
Cumulative Days on Market Until Sale	27	46	+ 70.4%	44	47	+ 6.8%
Percent of Original List Price Received*	99.8%	98.6%	- 1.2%	97.0%	97.3%	+ 0.3%
New Listings	359	453	+ 26.2%	1,286	1,572	+ 22.2%

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

Condominium Properties

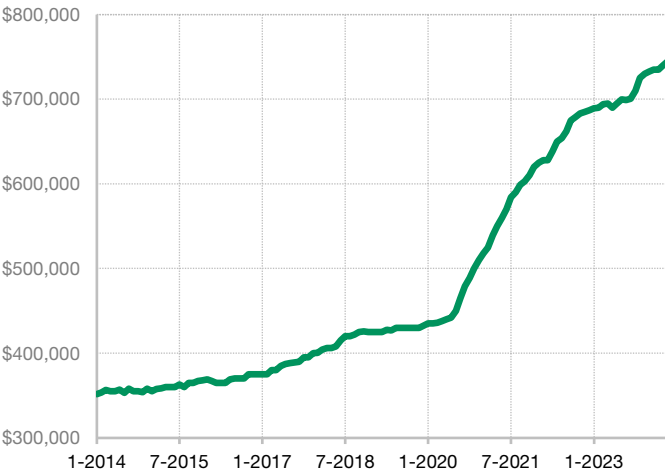
Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	72	79	+ 9.7%	315	308	- 2.2%
Closed Sales	74	72	- 2.7%	281	270	- 3.9%
Median Sales Price*	\$485,575	\$525,000	+ 8.1%	\$442,500	\$470,000	+ 6.2%
Inventory of Homes for Sale	119	169	+ 42.0%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--
Cumulative Days on Market Until Sale	35	49	+ 40.0%	42	50	+ 19.0%
Percent of Original List Price Received*	98.6%	97.9%	- 0.7%	97.4%	97.5%	+ 0.1%
New Listings	74	122	+ 64.9%	335	408	+ 21.8%

* 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 —

