

Local Market Update – November 2025

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



Barnstable County

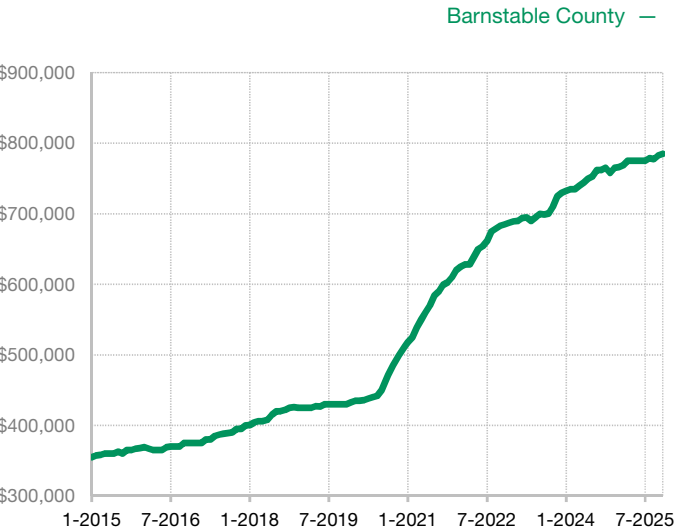
Single-Family Properties	November			Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	194	220	+ 13.4%	2,699	2,637	- 2.3%
Closed Sales	263	199	- 24.3%	2,593	2,484	- 4.2%
Median Sales Price*	\$739,000	\$785,000	+ 6.2%	\$765,000	\$789,000	+ 3.1%
Inventory of Homes for Sale	653	615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

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

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

* 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

