Local Market Update – September 2025

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



Barnstable County

Single-Family Properties	September			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-
Pending Sales	293	294	+ 0.3%	2,210	2,161	- 2.2%
Closed Sales	245	271	+ 10.6%	2,050	1,968	- 4.0%
Median Sales Price*	\$810,000	\$775,000	- 4.3%	\$757,750	\$778,500	+ 2.7%
Inventory of Homes for Sale	810	794	- 2.0%			
Months Supply of Inventory	3.5	3.4	- 2.9%			
Cumulative Days on Market Until Sale	43	64	+ 48.8%	44	57	+ 29.5%
Percent of Original List Price Received*	96.2%	94.7%	- 1.6%	97.2%	95.4%	- 1.9%
New Listings	383	381	- 0.5%	2,984	2,905	- 2.6%

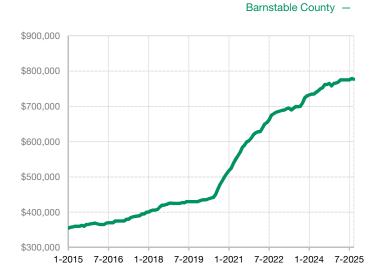
^{*} Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties		September			Year to Date		
Key Metrics	2024	2025	+/-	2024	2025	+/-	
Pending Sales	65	83	+ 27.7%	562	621	+ 10.5%	
Closed Sales	65	83	+ 27.7%	529	555	+ 4.9%	
Median Sales Price*	\$520,000	\$500,000	- 3.8%	\$490,000	\$494,000	+ 0.8%	
Inventory of Homes for Sale	223	276	+ 23.8%				
Months Supply of Inventory	3.7	4.3	+ 16.2%				
Cumulative Days on Market Until Sale	53	89	+ 67.9%	46	64	+ 39.1%	
Percent of Original List Price Received*	95.7%	94.0%	- 1.8%	97.5%	95.6%	- 1.9%	
New Listings	94	115	+ 22.3%	765	875	+ 14.4%	

^{*} 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



Median Sales Price - Condominium Properties

Rolling 12-Month Calculation

