

# Local Market Update – March 2026

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



## Barnstable County

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	212	<b>223</b>	+ 5.2%	554	<b>487</b>	- 12.1%
Closed Sales	159	<b>168</b>	+ 5.7%	489	<b>433</b>	- 11.5%
Median Sales Price*	\$794,000	<b>\$770,000</b>	- 3.0%	\$749,900	<b>\$760,000</b>	+ 1.3%
Inventory of Homes for Sale	593	<b>464</b>	- 21.8%	--	--	--
Months Supply of Inventory	2.6	<b>2.1</b>	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	72	<b>68</b>	- 5.6%	69	<b>69</b>	0.0%
Percent of Original List Price Received*	95.4%	<b>95.9%</b>	+ 0.5%	94.3%	<b>94.4%</b>	+ 0.1%
New Listings	341	<b>297</b>	- 12.9%	745	<b>583</b>	- 21.7%

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

### Condominium Properties

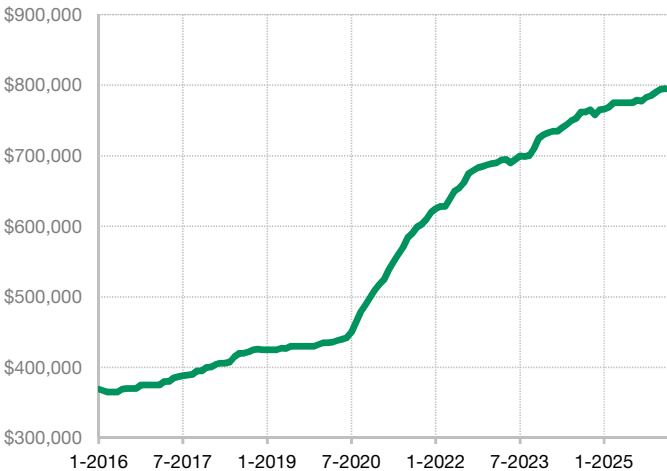
Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	72	<b>80</b>	+ 11.1%	175	<b>162</b>	- 7.4%
Closed Sales	63	<b>54</b>	- 14.3%	137	<b>138</b>	+ 0.7%
Median Sales Price*	\$525,000	<b>\$485,000</b>	- 7.6%	\$485,000	<b>\$492,000</b>	+ 1.4%
Inventory of Homes for Sale	204	<b>176</b>	- 13.7%	--	--	--
Months Supply of Inventory	3.4	<b>2.7</b>	- 20.6%	--	--	--
Cumulative Days on Market Until Sale	56	<b>82</b>	+ 46.4%	55	<b>90</b>	+ 63.6%
Percent of Original List Price Received*	97.1%	<b>95.3%</b>	- 1.9%	96.3%	<b>92.8%</b>	- 3.6%
New Listings	100	<b>105</b>	+ 5.0%	238	<b>217</b>	- 8.8%

\* 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 —

