

Local Market Update – March 2024

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



Barnstable County

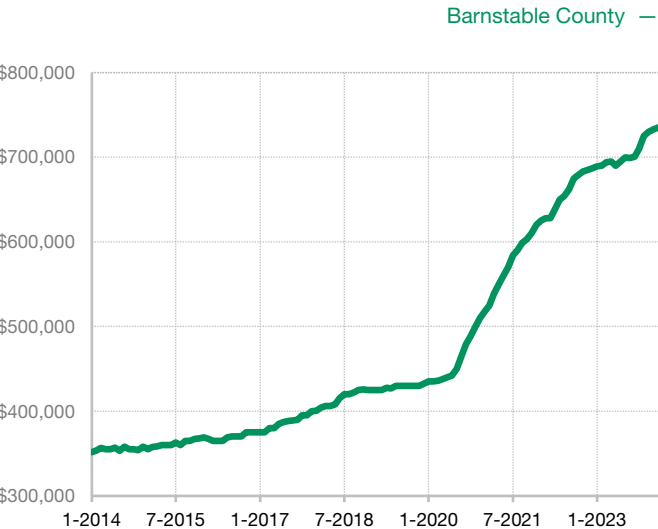
Single-Family Properties				March			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				209	270	+ 29.2%	580	627	+ 8.1%
Closed Sales				208	201	- 3.4%	536	500	- 6.7%
Median Sales Price*				\$700,000	\$685,000	- 2.1%	\$675,000	\$699,500	+ 3.6%
Inventory of Homes for Sale				398	439	+ 10.3%	--	--	--
Months Supply of Inventory				1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale				52	51	- 1.9%	52	48	- 7.7%
Percent of Original List Price Received*				96.1%	98.2%	+ 2.2%	95.0%	95.8%	+ 0.8%
New Listings				286	305	+ 6.6%	621	736	+ 18.5%

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

Condominium Properties				March			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				66	70	+ 6.1%	177	172	- 2.8%
Closed Sales				57	51	- 10.5%	139	139	0.0%
Median Sales Price*				\$429,000	\$425,000	- 0.9%	\$430,000	\$425,000	- 1.2%
Inventory of Homes for Sale				118	122	+ 3.4%	--	--	--
Months Supply of Inventory				1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale				35	52	+ 48.6%	45	48	+ 6.7%
Percent of Original List Price Received*				97.5%	97.6%	+ 0.1%	96.3%	97.1%	+ 0.8%
New Listings				80	80	0.0%	182	206	+ 13.2%

* 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

