

Local Market Update – June 2024

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



Barnstable County

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	253	269	+ 6.3%	1,352	1,436	+ 6.2%
Closed Sales	276	261	- 5.4%	1,279	1,280	+ 0.1%
Median Sales Price*	\$734,000	\$819,000	+ 11.6%	\$700,000	\$750,000	+ 7.1%
Inventory of Homes for Sale	489	682	+ 39.5%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	33	41	+ 24.2%	41	46	+ 12.2%
Percent of Original List Price Received*	99.9%	98.5%	- 1.4%	97.6%	97.5%	- 0.1%
New Listings	297	333	+ 12.1%	1,583	1,907	+ 20.5%

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

Condominium Properties

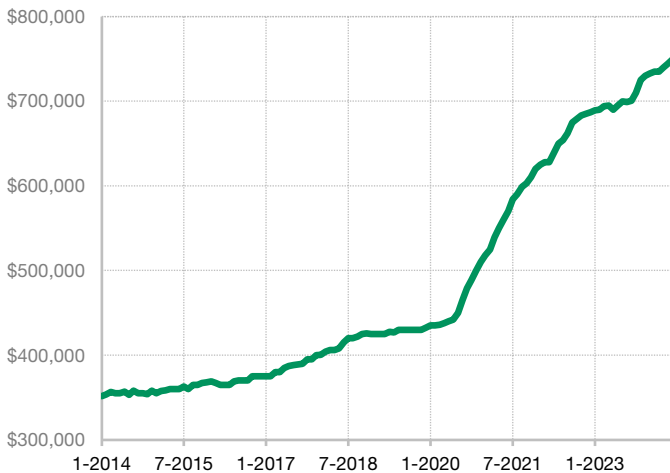
Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	51	60	+ 17.6%	366	366	0.0%
Closed Sales	69	77	+ 11.6%	350	347	- 0.9%
Median Sales Price*	\$449,900	\$527,000	+ 17.1%	\$445,000	\$474,000	+ 6.5%
Inventory of Homes for Sale	132	191	+ 44.7%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--
Cumulative Days on Market Until Sale	28	42	+ 50.0%	39	48	+ 23.1%
Percent of Original List Price Received*	98.9%	99.2%	+ 0.3%	97.7%	97.9%	+ 0.2%
New Listings	68	94	+ 38.2%	403	501	+ 24.3%

* 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 —

