

Local Market Update – April 2024

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



Barnstable County

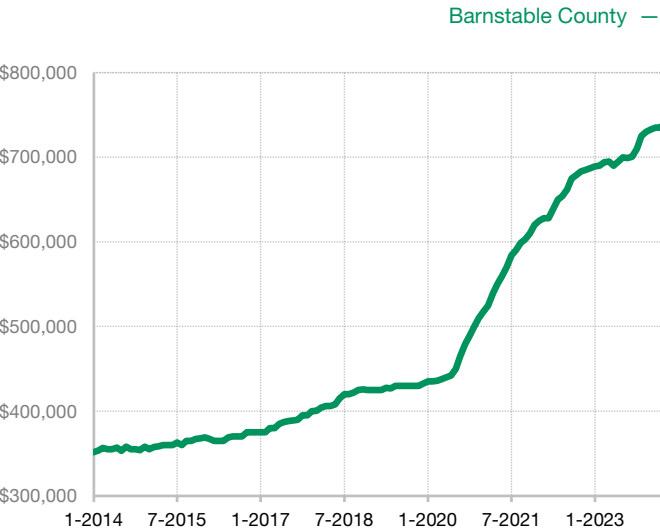
Single-Family Properties	April			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	254	300	+ 18.1%	834	912	+ 9.4%
Closed Sales	216	222	+ 2.8%	752	722	- 4.0%
Median Sales Price*	\$762,500	\$809,250	+ 6.1%	\$695,550	\$725,000	+ 4.2%
Inventory of Homes for Sale	428	495	+ 15.7%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	46	46	0.0%	50	48	- 4.0%
Percent of Original List Price Received*	98.6%	99.0%	+ 0.4%	96.1%	96.8%	+ 0.7%
New Listings	306	368	+ 20.3%	927	1,112	+ 20.0%

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

Condominium Properties	April			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	66	62	- 6.1%	243	230	- 5.3%
Closed Sales	68	57	- 16.2%	207	196	- 5.3%
Median Sales Price*	\$441,250	\$512,500	+ 16.1%	\$435,000	\$450,000	+ 3.4%
Inventory of Homes for Sale	123	137	+ 11.4%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	44	56	+ 27.3%	45	50	+ 11.1%
Percent of Original List Price Received*	98.2%	98.1%	- 0.1%	96.9%	97.4%	+ 0.5%
New Listings	79	78	- 1.3%	261	285	+ 9.2%

* 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

