

Local Market Update – June 2023

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		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	309	273	- 11.7%	1,645	1,389	- 15.6%
Closed Sales	336	273	- 18.8%	1,554	1,281	- 17.6%
Median Sales Price*	\$709,500	\$735,000	+ 3.6%	\$690,000	\$700,500	+ 1.5%
Inventory of Homes for Sale	549	447	- 18.6%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	17	34	+ 100.0%	31	43	+ 38.7%
Percent of Original List Price Received*	104.1%	99.9%	- 4.0%	102.3%	97.6%	- 4.6%
New Listings	443	293	- 33.9%	2,058	1,582	- 23.1%

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

Condominium Properties

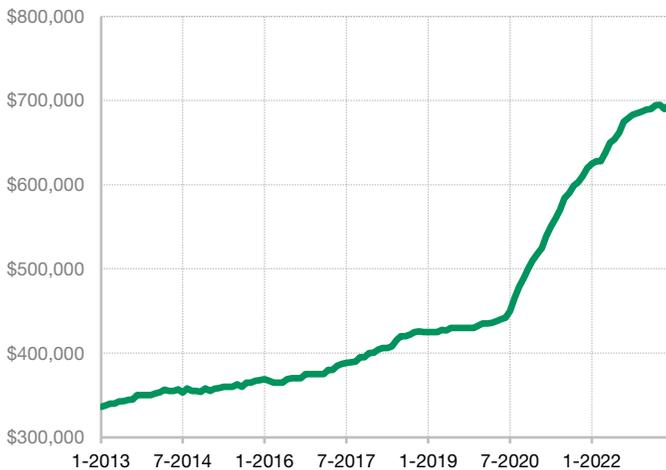
Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	81	53	- 34.6%	460	372	- 19.1%
Closed Sales	88	69	- 21.6%	457	350	- 23.4%
Median Sales Price*	\$422,500	\$449,900	+ 6.5%	\$420,000	\$445,000	+ 6.0%
Inventory of Homes for Sale	126	123	- 2.4%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	36	28	- 22.2%	37	39	+ 5.4%
Percent of Original List Price Received*	103.8%	98.9%	- 4.7%	102.0%	97.7%	- 4.2%
New Listings	118	68	- 42.4%	512	404	- 21.1%

* 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 —

