

Local Market Update – October 2024

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



Dennis

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	27	41	+ 51.9%	172	250	+ 45.3%
Closed Sales	22	30	+ 36.4%	162	214	+ 32.1%
Median Sales Price*	\$677,500	\$710,000	+ 4.8%	\$649,500	\$684,000	+ 5.3%
Inventory of Homes for Sale	68	52	- 23.5%	--	--	--
Months Supply of Inventory	4.0	2.3	- 42.5%	--	--	--
Cumulative Days on Market Until Sale	26	41	+ 57.7%	31	43	+ 38.7%
Percent of Original List Price Received*	98.5%	98.5%	0.0%	97.0%	97.4%	+ 0.4%
New Listings	32	31	- 3.1%	249	317	+ 27.3%

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

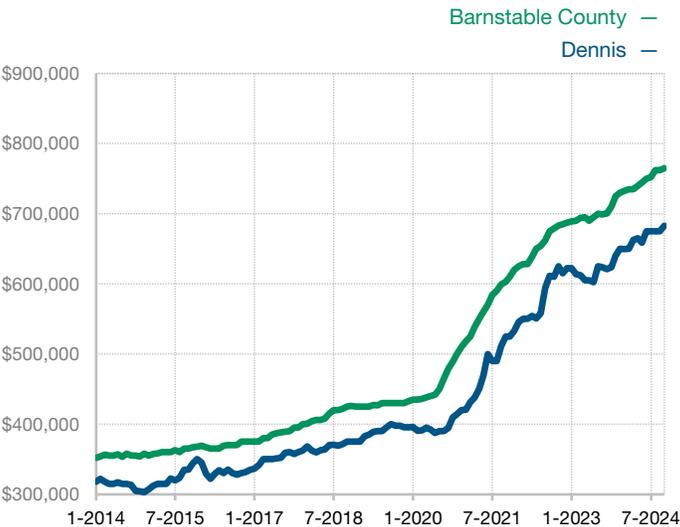
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	8	0.0%	61	59	- 3.3%
Closed Sales	6	5	- 16.7%	56	55	- 1.8%
Median Sales Price*	\$309,750	\$253,000	- 18.3%	\$305,000	\$287,000	- 5.9%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	11	33	+ 200.0%	35	45	+ 28.6%
Percent of Original List Price Received*	99.3%	90.6%	- 8.8%	96.2%	96.5%	+ 0.3%
New Listings	5	9	+ 80.0%	67	75	+ 11.9%

* 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

