

Barnstable County Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	469	407	-62	699	442	-257	700	0	-700	381	0	-381
Avg. Days on Market	97	98	1	93	181	88	99	0	-99	121	0	-121
Avg. List Price	\$2,071,611.80	\$2,057,564.42	-\$14,047.38	\$1,993,317.18	\$2,018,388.28	\$25,071.10	\$1,970,319.84	\$0.00	-\$1,970,319.84	\$1,899,219.66	\$0.00	-\$1,899,219.66
Avg. List \$ / SqFt	\$714.42	\$762.13	\$47.71	\$731.81	\$750.75	\$18.94	\$725.42	\$0.00	-\$725.42	\$720.60	\$0.00	-\$720.60
Approx. Absorption Rate	43.05%	49.43%	6.38%	28.33%	33.90%	5.57%	28.95%	0.00%	-28.95%	53.48%	0.00%	-53.48%
Approx. Months Supply of Inventory	2.32	2.02	-0.30	3.53	2.95	-0.58	3.45	0.00	-3.45	1.87	0.00	-1.87
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	671	550	-121	1071	52	-1019	925	0	-925	530	0	-530
Avg. Original List Price	\$1,495,130.01	\$1,401,651.18	-\$93,478.83	\$1,393,688.15	\$1,431,718.25	\$38,030.10	\$1,394,545.42	\$0.00	-\$1,394,545.42	\$1,243,948.98	\$0.00	-\$1,243,948.98
Avg. Original List \$ / SqFt	\$658.45	\$607.25	-\$51.20	\$633.85	\$604.24	-\$29.61	\$631.16	\$0.00	-\$631.16	\$606.79	\$0.00	-\$606.79
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Price Changed)	88	62	-26	279	0	-279	209	0	-209	116	0	-116
Avg. Original List Price	\$1,668,963.56	\$1,150,994.32	-\$517,969.24	\$1,243,268.22	\$0.00	-\$1,243,268.22	\$1,274,051.13	\$0.00	-\$1,274,051.13	\$961,499.52	\$0.00	-\$961,499.52
Avg. Original List \$ / SqFt	\$938.76	\$606.67	-\$332.09	\$643.02	\$0.00	-\$643.02	\$593.62	\$0.00	-\$593.62	\$603.30	\$0.00	-\$603.30
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	505	478	-27	766	28	-738	828	0	-828	591	0	-591
Avg. List Price	\$1,125,003.51	\$1,079,318.10	-\$45,685.41	\$1,128,274.50	\$1,054,375.00	-\$73,899.50	\$1,229,439.30	\$0.00	-\$1,229,439.30	\$1,191,220.37	\$0.00	-\$1,191,220.37
Avg. List \$ / SqFt	\$551.79	\$544.74	-\$7.05	\$550.82	\$512.72	-\$38.10	\$586.44	\$0.00	-\$586.44	\$562.67	\$0.00	-\$562.67
Avg. Days to Offer	58	57	-1	41	22	-19	54	0	-54	56	0	-56

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Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	404	368	-36	641	7	-634	697	0	-697	699	0	-699
Avg. Days on Market	72	77	5	52	96	44	62	0	-62	60	0	-60
Avg. Days to Offer	57	58	1	39	57	18	48	0	-48	49	0	-49
Avg. Sale Price	\$1,056,774.81	\$1,092,801.30	\$36,026.49	\$1,043,247.02	\$1,210,000.00	\$166,752.98	\$1,192,540.25	\$0.00	-\$1,192,540.25	\$1,138,679.81	\$0.00	-\$1,138,679.81
Avg. Sale \$ / SqFt	\$524.54	\$534.88	\$10.34	\$517.91	\$714.27	\$196.36	\$577.43	\$0.00	-\$577.43	\$554.98	\$0.00	-\$554.98
Avg. List Price	\$1,103,394.14	\$1,131,263.63	\$27,869.49	\$1,068,831.94	\$1,232,557.14	\$163,725.20	\$1,237,567.48	\$0.00	-\$1,237,567.48	\$1,185,390.65	\$0.00	-\$1,185,390.65
Avg. List \$ / SqFt	\$543.30	\$551.79	\$8.49	\$527.31	\$731.83	\$204.52	\$593.77	\$0.00	-\$593.77	\$572.50	\$0.00	-\$572.50
Avg. Original List Price	\$1,156,299.73	\$1,166,337.26	\$10,037.53	\$1,096,556.67	\$1,290,571.43	\$194,014.76	\$1,308,232.39	\$0.00	-\$1,308,232.39	\$1,262,895.94	\$0.00	-\$1,262,895.94
Avg. Original List \$ / SqFt	\$565.02	\$567.28	\$2.26	\$537.09	\$763.50	\$226.41	\$635.00	\$0.00	-\$635.00	\$614.67	\$0.00	-\$614.67
Avg. Sale Price as % of List Price	97.28%	97.14%	-0.14%	98.66%	100.38%	1.72%	97.67%	0.00%	-97.67%	97.45%	0.00%	-97.45%
Avg. Sale Price as % of Original List Price	94.60%	94.67%	0.07%	97.21%	95.99%	-1.22%	94.76%	0.00%	-94.76%	94.35%	0.00%	-94.35%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	0	0
Sold Units - Lender-Owned	1	2	1	1	0	-1	1	0	-1	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	3247	3095	-152	3249	2067	-1182	3225	1144	-2081	3198	603	-2595
Units Price Changed	1018	1029	11	1060	583	-477	1067	239	-828	1141	67	-1074
Units Went Pending	2543	2552	9	2543	1856	-687	2624	1079	-1545	2575	506	-2069
Units Sold	2423	2414	-9	2376	1798	-578	2432	1105	-1327	2445	380	-2065

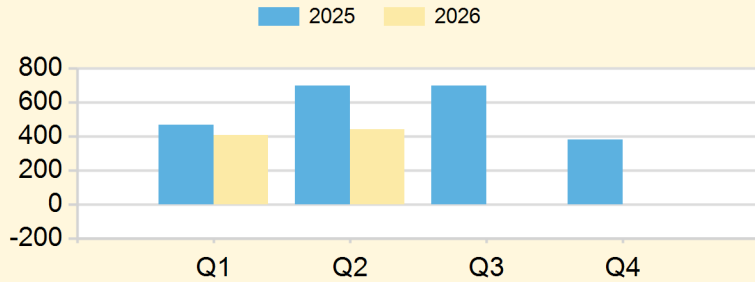
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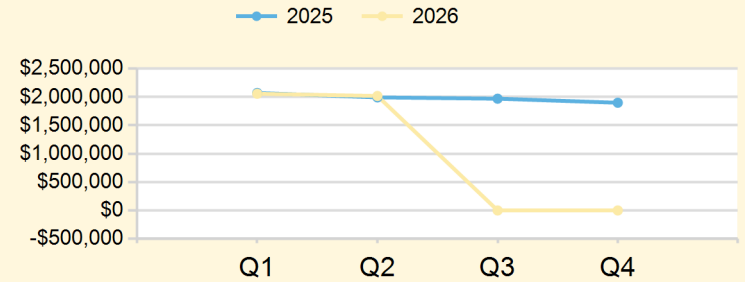
Single Family

Listing Inventory on the Last Day of Each Quarter



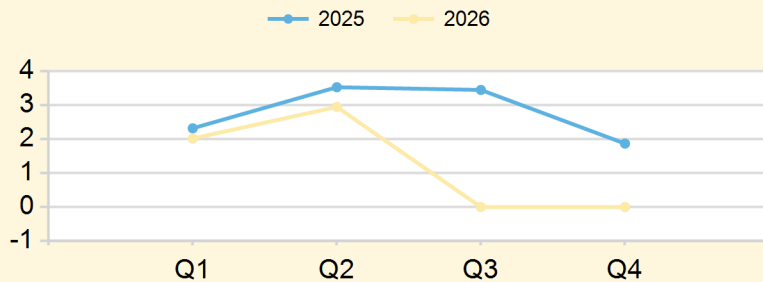
	Q1	Q2	Q3	Q4
2025	469	699	700	381
2026	407	442	0	0

Average List Price on the Last Day of Each Quarter



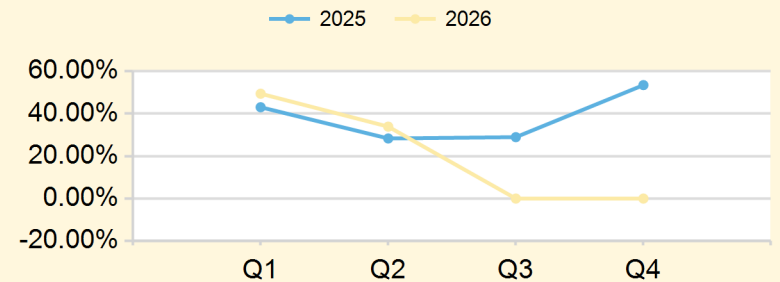
	Q1	Q2	Q3	Q4
2025	\$2,071,611.80	\$1,993,317.18	\$1,970,319.84	\$1,899,219.66
2026	\$2,057,564.42	\$2,018,388.28	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	2.32	3.53	3.45	1.87
2026	2.02	2.95	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	43.05%	28.33%	28.95%	53.48%
2026	49.43%	33.90%	0.00%	0.00%

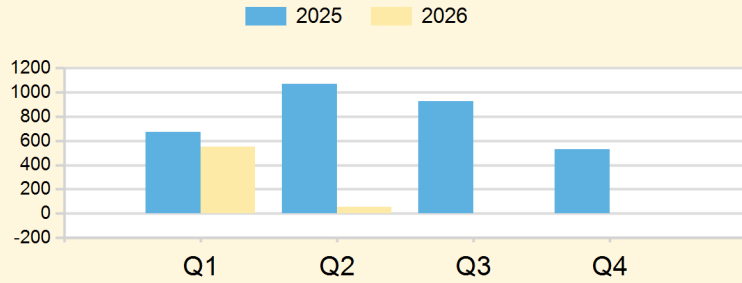
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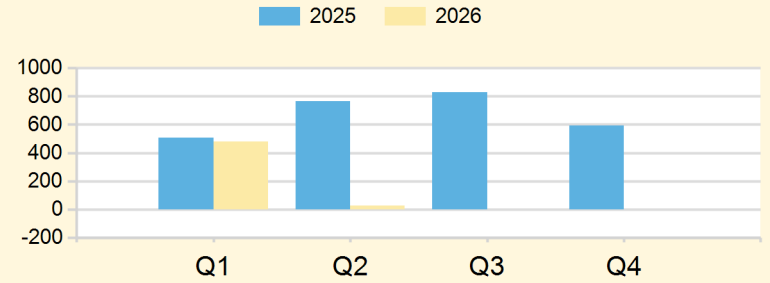
Single Family

Properties Listed During Each Quarter



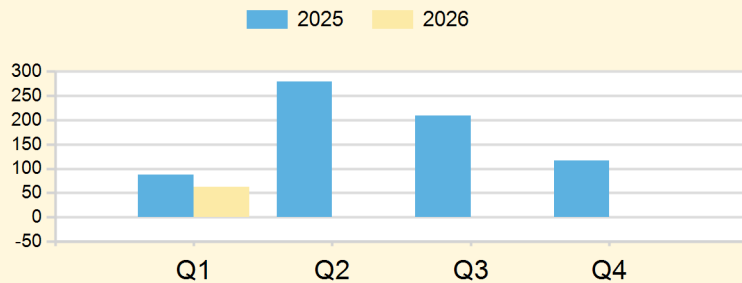
	Q1	Q2	Q3	Q4
2025	671	1,071	925	530
2026	550	52	0	0

Went Pending During Each Quarter



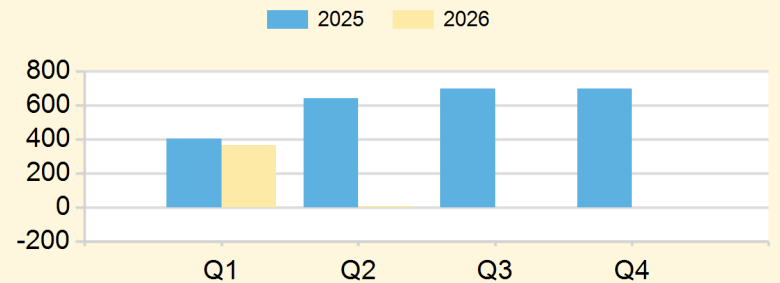
	Q1	Q2	Q3	Q4
2025	505	766	828	591
2026	478	28	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	88	279	209	116
2026	62	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2025	404	641	697	699
2026	368	7	0	0

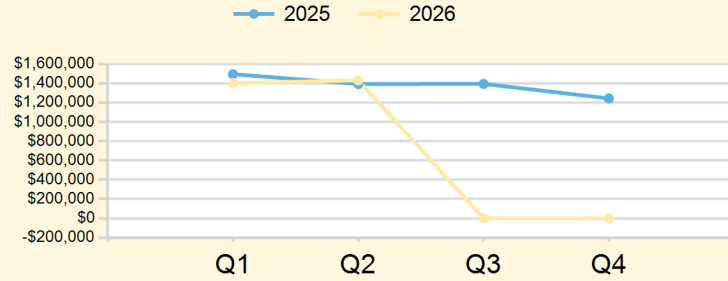
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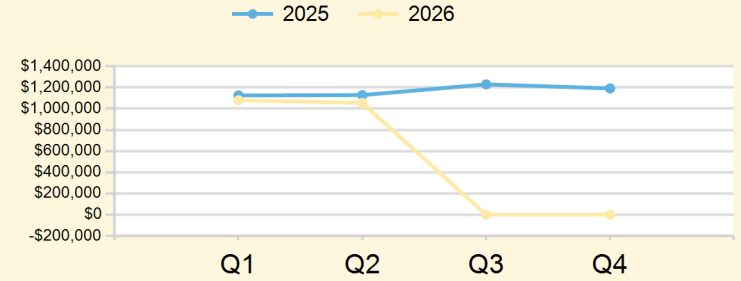
Single Family

Listed Properties - Average List Price For Each Quarter



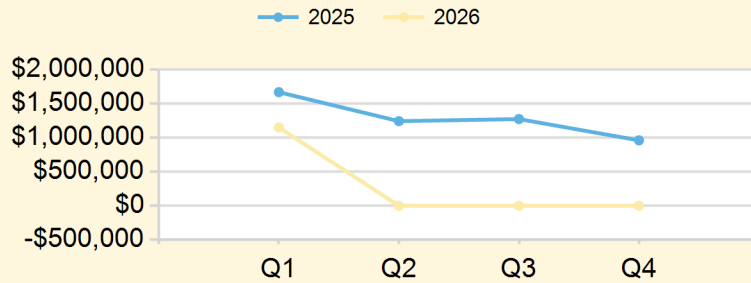
	Q1	Q2	Q3	Q4
2025	\$1,495,130.01	\$1,393,688.15	\$1,394,545.42	\$1,243,948.98
2026	\$1,401,651.18	\$1,431,718.25	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



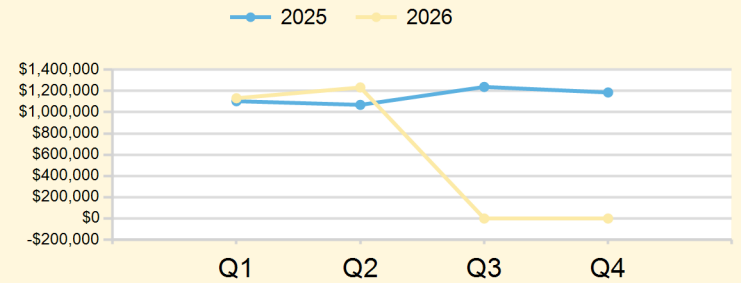
	Q1	Q2	Q3	Q4
2025	\$1,125,003.51	\$1,128,274.50	\$1,229,439.30	\$1,191,220.37
2026	\$1,079,318.10	\$1,054,375.00	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,668,963.56	\$1,243,268.22	\$1,274,051.13	\$961,499.52
2026	\$1,150,994.32	\$0.00	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,103,394.14	\$1,068,831.94	\$1,237,567.48	\$1,185,390.65
2026	\$1,131,263.63	\$1,232,557.14	\$0.00	\$0.00

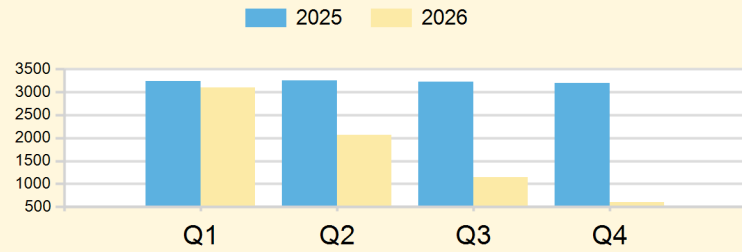
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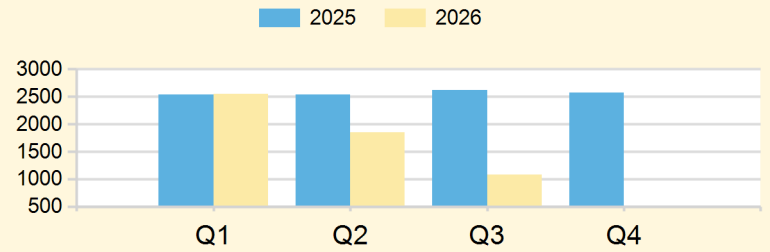
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



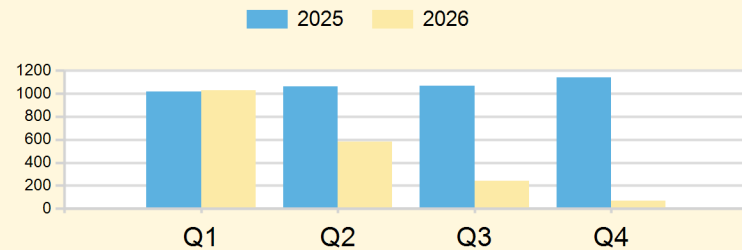
	Q1	Q2	Q3	Q4
2025	3,247	3,249	3,225	3,198
2026	3,095	2,067	1,144	603

Went Pending Between the Last Day of Each Quarter and 12 Months



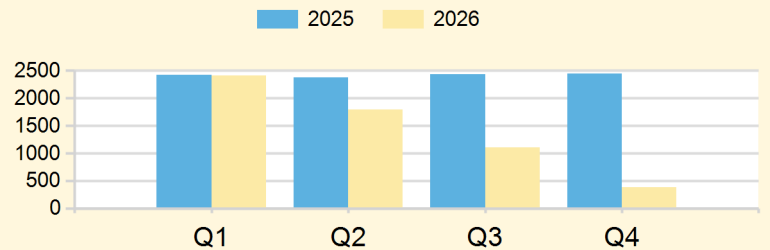
	Q1	Q2	Q3	Q4
2025	2,543	2,543	2,624	2,575
2026	2,552	1,856	1,079	506

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	1,018	1,060	1,067	1,141
2026	1,029	583	239	67

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	2,423	2,376	2,432	2,445
2026	2,414	1,798	1,105	380