

# Annual Report on the Cape Cod Housing Market

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A RESEARCH TOOL PROVIDED BY THE CAPE COD AND ISLANDS  
ASSOCIATION OF REALTORS®, INC. COVERING SINGLE-FAMILY AND  
CONDOMINIUM PROPERTIES IN BARNSTABLE COUNTY



# 2022

# 2022 Annual Report on the Cape Cod Housing Market

Covering Single-Family and Condominium Properties in Barnstable County



**Change  
from 2021:**

**- 15.1%**

New Listings

**- 23.8%**

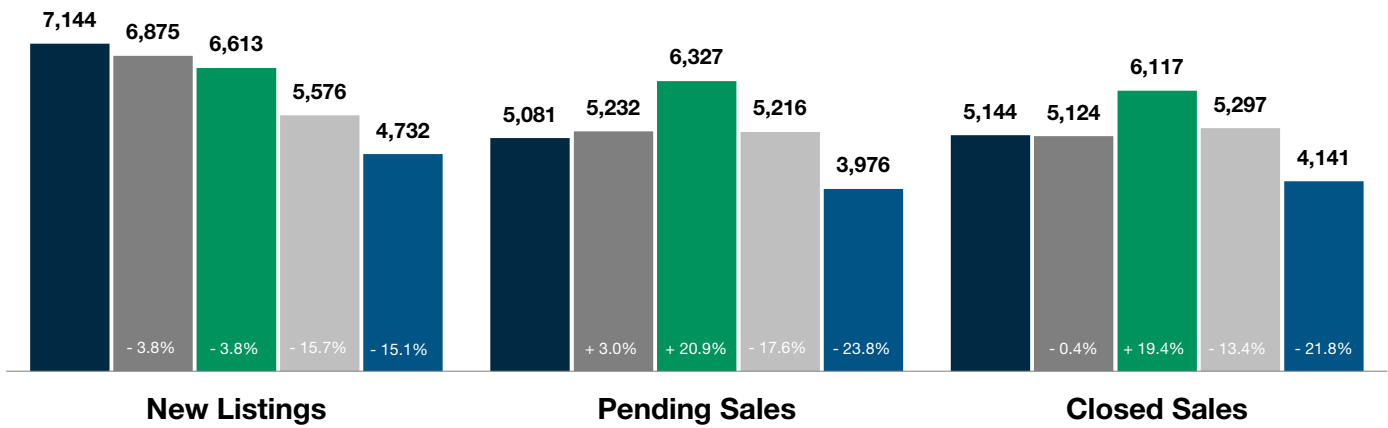
Pending Sales

**- 21.8%**

Closed Sales

## Annual Market Activity

■ 2018 ■ 2019 ■ 2020 ■ 2021 ■ 2022



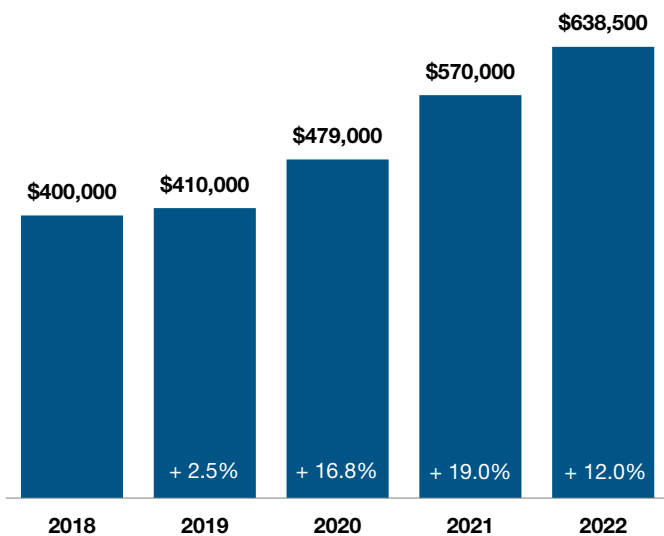
**\$638,500**

Median Sales Price in 2022

**+ 12.0%**

Change from 2021

## Median Sales Price



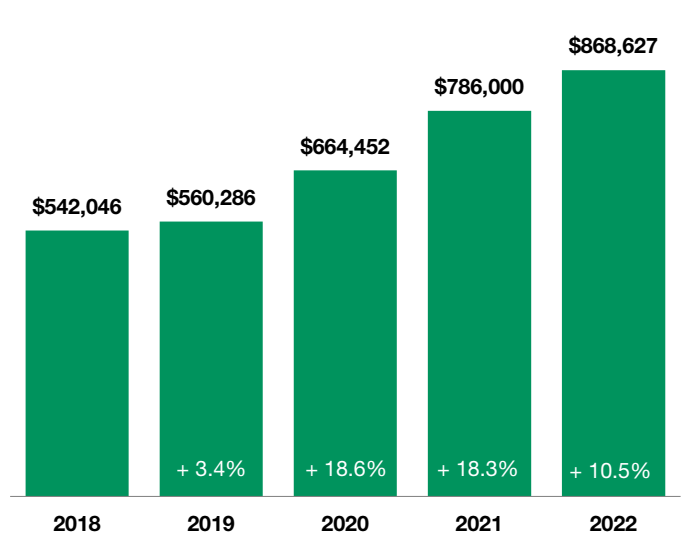
**\$868,627**

Avg. Sales Price in 2022

**+ 10.5%**

Change from 2021

## Average Sales Price



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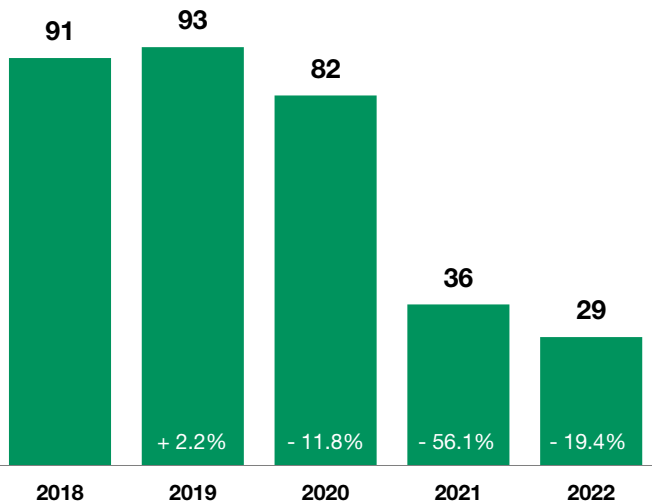
**29**

Days on Market in 2022

**- 19.4%**

Change from 2021

## Days on Market Until Sale



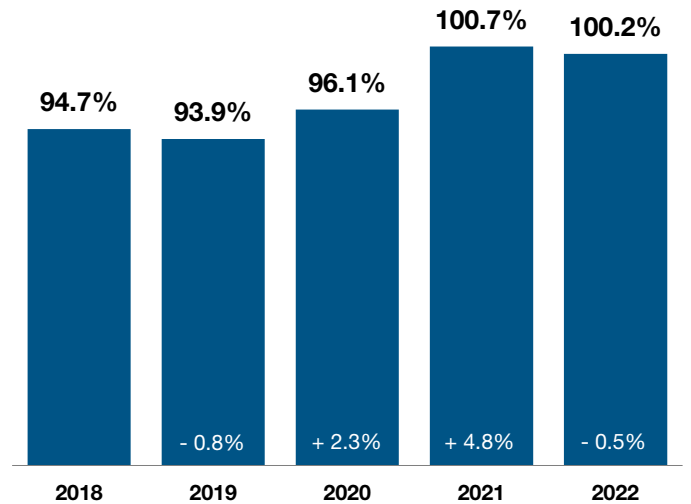
**100.2%**

Pct. of Orig. Price Received in 2022

**- 0.5%**

Change from 2021

## Pct. of Orig. Price Received



**1.5**

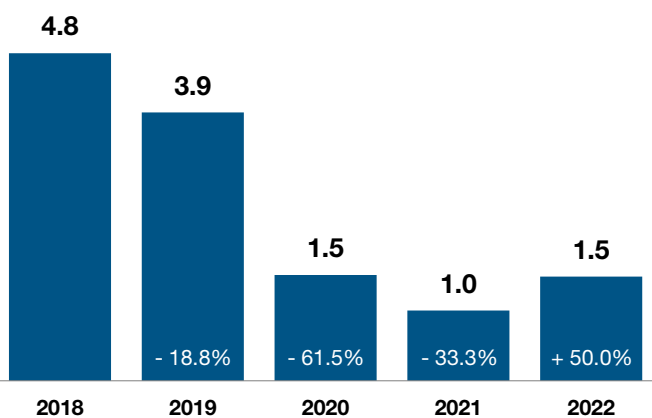
Months Supply in 2022

**+ 50.0%**

Change from 2021

## Months Supply of Inventory

At the end of each year



**506**

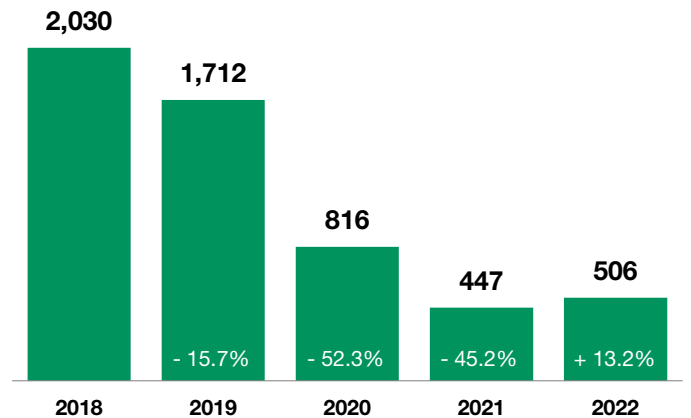
Homes for Sale in 2022

**+ 13.2%**

Change from 2021

## Inventory of Homes for Sale

At the end of each year



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	New Listings			Closed Sales		
	2021	2022	Percentage Change	2021	2022	Percentage Change
Barnstable	1,018	800	- 21.4%	916	733	- 20.0%
Bourne	260	252	- 3.1%	248	222	- 10.5%
Brewster	254	205	- 19.3%	256	185	- 27.7%
Chatham	283	206	- 27.2%	277	177	- 36.1%
Dennis	509	398	- 21.8%	483	370	- 23.4%
Eastham	219	154	- 29.7%	185	125	- 32.4%
Falmouth	585	604	+ 3.2%	659	659	0.0%
Harwich	305	257	- 15.7%	305	224	- 26.6%
Mashpee	503	433	- 13.9%	452	356	- 21.2%
Orleans	195	133	- 31.8%	173	119	- 31.2%
Provincetown	226	192	- 15.0%	204	166	- 18.6%
Sandwich	402	365	- 9.2%	374	296	- 20.9%
Truro	102	79	- 22.5%	116	58	- 50.0%
Wellfleet	76	90	+ 18.4%	87	77	- 11.5%
Yarmouth	678	564	- 16.8%	641	532	- 17.0%
Wareham	74	75	+ 1.4%	68	66	- 2.9%

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	Median Sales Price			Homes for Sale		
	2021	2022	Percentage Change	2021	2022	Percentage Change
Barnstable	\$540,000	\$620,000	+ 14.8%	86	74	- 14.0%
Bourne	\$498,763	\$580,000	+ 16.3%	18	28	+ 55.6%
Brewster	\$612,850	\$686,000	+ 11.9%	16	18	+ 12.5%
Chatham	\$1,140,000	\$1,200,000	+ 5.3%	30	40	+ 33.3%
Dennis	\$475,000	\$560,000	+ 17.9%	35	33	- 5.7%
Eastham	\$642,000	\$715,000	+ 11.4%	21	32	+ 52.4%
Falmouth	\$650,000	\$705,000	+ 8.5%	46	55	+ 19.6%
Harwich	\$580,000	\$675,000	+ 16.4%	16	23	+ 43.8%
Mashpee	\$582,500	\$620,000	+ 6.4%	49	55	+ 12.2%
Orleans	\$775,000	\$840,000	+ 8.4%	29	20	- 31.0%
Provincetown	\$837,500	\$877,500	+ 4.8%	31	31	0.0%
Sandwich	\$560,000	\$602,500	+ 7.6%	20	33	+ 65.0%
Truro	\$711,250	\$945,000	+ 32.9%	7	14	+ 100.0%
Wellfleet	\$759,000	\$850,000	+ 12.0%	4	11	+ 175.0%
Yarmouth	\$444,000	\$516,500	+ 16.3%	39	39	0.0%
Wareham	\$357,000	\$439,000	+ 23.0%	16	6	- 62.5%