

Market Watch Recent Trends

Market Watch Report for Cape Cod, Year end 2014

A review of 2014 year end Barnstable County real estate statistics indicates a 4.2% drop in single family home sales but an increase in the average and median sales prices. Also notable is that inventory for active single family listings is down 24.5%. The luxury market continues to be very strong with a 39% increase in the number of sales and an almost 20% increase in the average sale price. Inventory for luxury properties is down significantly. Condominium sales are strong and inventories are down 56%.

Looking ahead to 2015 pending sales remain strong at 735 units and are 4.7% higher than the same time in 2014.



All Kinlin Grover Sales	2013	2014	% Change
Sales	1541	1531	- 0.7
Average Sale Price	\$457,378	\$458,576	+0.3
Median Sale Price	\$326,500	\$336,000	+2.8
Days On Market	158	153	- 3.3
Active Listings	781	788	+0.9

Cape Cod Single Family Sales	2013	2014	% Change
Sales	3830	3677	- 4.2
Average Sale Price	\$492,029	\$521,159	+5.6
Median Sale Price	\$350,000	\$357,500	+2.1
Days On Market	144	144	+0.0
Active Listings	2097	1684	- 24.5

CC High End Single Family	2013	2014	% Change
Sales	299	489	+38.9
Average Sale Price	\$1,983,907	\$2,476,000	+19.9
Median Sale Price	\$1,565,000	\$1,400,000	- 11.8
Days On Market	260	257	- 1.2
Active Listings	502	345	- 45.5

Commercial and Land	2013	2014	% Change
Sales	261	238	- 9.7
Average Sale Price	\$297,257	\$307,584	+3.4
Median Sale Price	\$216,000	\$210,500	- 2.6
Days On Market	323	292	- 10.6
Active Listings	524	551	+4.9

Cape Cod Condominiums	2013	2014	% Change
Sales	897	957	+6.3
Average Sale Price	\$279,937	\$311,336	+10.1
Median Sale Price	\$242,000	\$277,000	+12.6
Days On Market	169	154	- 9.7
Active Listings	553	354	- 56.2

Residential Sales Distribution	2013	2014	% Change
Under \$350,000	2595	2410	- 7.7
350,000 – 499,999	1058	1104	+4.2
500,000 – 749,999	610	612	- 0.3
750,000- 999,999	222	250	+11.2
\$1 Million+	294	310	+5.2



Residential Average Sale Price and number of sales with percentage change from 2013.

Barnstable County
Through end-of-year 2014

