

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	25	28	+ 12.0%	221	218	- 1.4%
Closed Sales	30	17	- 43.3%	211	203	- 3.8%
Median Sales Price*	\$442,450	\$379,000	- 14.3%	\$374,900	\$405,000	+ 8.0%
Inventory of Homes for Sale	244	166	- 32.0%	--	--	--
Months Supply of Inventory	10.2	7.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	150	30	- 80.0%	123	110	- 10.6%
Percent of Original List Price Received*	96.6%	98.3%	+ 1.8%	95.3%	96.1%	+ 0.8%
New Listings	50	52	+ 4.0%	414	359	- 13.3%

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

Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	15	10	- 33.3%	158	144	- 8.9%
Closed Sales	16	12	- 25.0%	152	155	+ 2.0%
Median Sales Price*	\$395,450	\$244,500	- 38.2%	\$291,500	\$302,000	+ 3.6%
Inventory of Homes for Sale	81	71	- 12.3%	--	--	--
Months Supply of Inventory	5.1	4.3	- 15.7%	--	--	--
Cumulative Days on Market Until Sale	143	52	- 63.6%	108	102	- 5.6%
Percent of Original List Price Received*	94.3%	97.9%	+ 3.8%	95.7%	98.1%	+ 2.5%
New Listings	15	15	0.0%	190	179	- 5.8%

* 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



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