

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	18	22	+ 22.2%	288	282	- 2.1%
Closed Sales	28	22	- 21.4%	283	272	- 3.9%
Median Sales Price*	\$440,000	\$385,000	- 12.5%	\$379,000	\$408,000	+ 7.7%
Inventory of Homes for Sale	183	97	- 47.0%	--	--	--
Months Supply of Inventory	7.8	4.3	- 44.9%	--	--	--
Cumulative Days on Market Until Sale	159	98	- 38.4%	128	114	- 10.9%
Percent of Original List Price Received*	93.1%	94.2%	+ 1.2%	95.4%	95.5%	+ 0.1%
New Listings	14	14	0.0%	495	428	- 13.5%

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

Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	14	4	- 71.4%	207	176	- 15.0%
Closed Sales	9	11	+ 22.2%	195	194	- 0.5%
Median Sales Price*	\$390,000	\$325,000	- 16.7%	\$306,000	\$325,000	+ 6.2%
Inventory of Homes for Sale	68	50	- 26.5%	--	--	--
Months Supply of Inventory	4.2	3.1	- 26.2%	--	--	--
Cumulative Days on Market Until Sale	93	87	- 6.5%	104	101	- 2.9%
Percent of Original List Price Received*	94.6%	94.5%	- 0.1%	95.7%	97.9%	+ 2.3%
New Listings	11	8	- 27.3%	240	223	- 7.1%

* 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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