

# Local Market Update – August 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mashpee

### Single-Family Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	26	25	- 3.8%	189	183	- 3.2%
Closed Sales	24	23	- 4.2%	189	162	- 14.3%
Median Sales Price*	\$387,500	<b>\$379,350</b>	- 2.1%	\$423,000	<b>\$401,500</b>	- 5.1%
Inventory of Homes for Sale	178	143	- 19.7%	--	--	--
Months Supply of Inventory	7.3	6.8	- 6.8%	--	--	--
Cumulative Days on Market Until Sale	106	86	- 18.9%	118	122	+ 3.4%
Percent of Original List Price Received*	95.0%	95.3%	+ 0.3%	95.5%	93.9%	- 1.7%
New Listings	32	36	+ 12.5%	314	285	- 9.2%

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

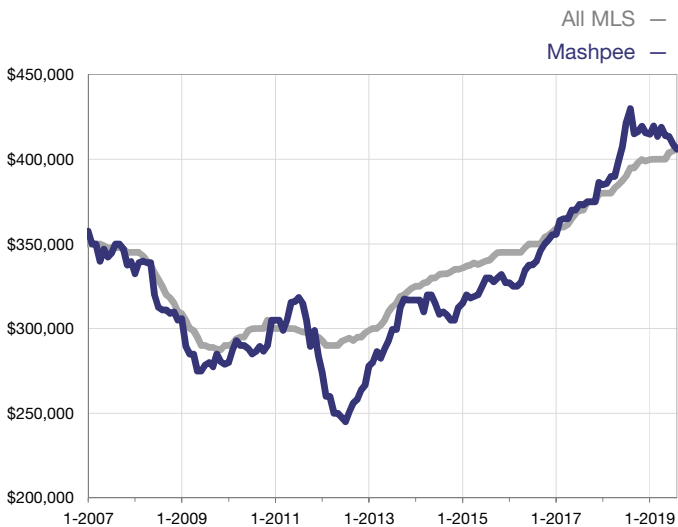
### Condominium Properties

Key Metrics	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	20	+ 33.3%	130	123	- 5.4%
Closed Sales	18	13	- 27.8%	144	106	- 26.4%
Median Sales Price*	\$355,000	<b>\$400,000</b>	+ 12.7%	\$314,500	<b>\$335,000</b>	+ 6.5%
Inventory of Homes for Sale	68	75	+ 10.3%	--	--	--
Months Supply of Inventory	4.0	5.7	+ 42.5%	--	--	--
Cumulative Days on Market Until Sale	96	77	- 19.8%	106	99	- 6.6%
Percent of Original List Price Received*	97.0%	95.7%	- 1.3%	98.1%	95.8%	- 2.3%
New Listings	21	24	+ 14.3%	159	175	+ 10.1%

\* 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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