

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	24	0.0%	34	44	+ 29.4%
Closed Sales	13	14	+ 7.7%	35	33	- 5.7%
Median Sales Price*	\$460,000	\$695,000	+ 51.1%	\$395,000	\$529,000	+ 33.9%
Inventory of Homes for Sale	125	28	- 77.6%	--	--	--
Months Supply of Inventory	5.9	1.0	- 83.1%	--	--	--
Cumulative Days on Market Until Sale	203	85	- 58.1%	136	79	- 41.9%
Percent of Original List Price Received*	91.2%	95.3%	+ 4.5%	92.1%	97.6%	+ 6.0%
New Listings	47	24	- 48.9%	79	43	- 45.6%

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

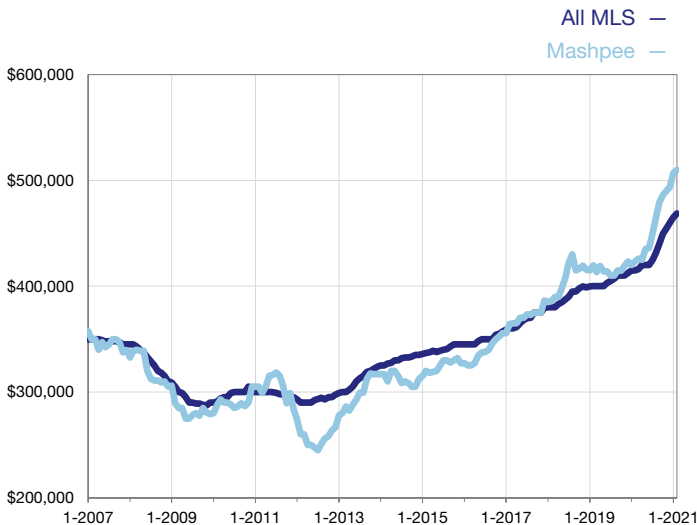
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	12	- 25.0%	25	31	+ 24.0%
Closed Sales	12	13	+ 8.3%	32	20	- 37.5%
Median Sales Price*	\$342,750	\$320,000	- 6.6%	\$298,800	\$335,950	+ 12.4%
Inventory of Homes for Sale	72	4	- 94.4%	--	--	--
Months Supply of Inventory	4.8	0.2	- 95.8%	--	--	--
Cumulative Days on Market Until Sale	141	56	- 60.3%	113	56	- 50.4%
Percent of Original List Price Received*	96.1%	99.6%	+ 3.6%	96.1%	99.8%	+ 3.9%
New Listings	29	8	- 72.4%	46	18	- 60.9%

* 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

