

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	14	- 30.0%	270	259	- 4.1%
Closed Sales	28	12	- 57.1%	260	267	+ 2.7%
Median Sales Price*	\$500,000	\$665,000	+ 33.0%	\$589,500	\$731,500	+ 24.1%
Inventory of Homes for Sale	52	52	0.0%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	43	52	+ 20.9%	40	39	- 2.5%
Percent of Original List Price Received*	97.9%	90.6%	- 7.5%	100.3%	99.2%	- 1.1%
New Listings	14	12	- 14.3%	351	362	+ 3.1%

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

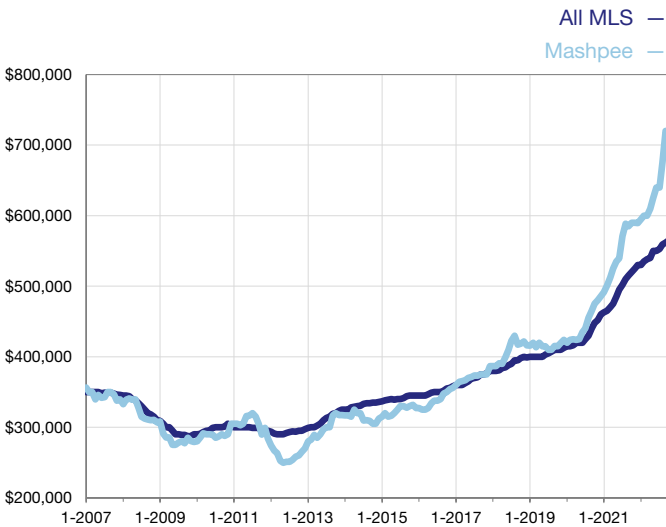
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	13	- 13.3%	183	153	- 16.4%
Closed Sales	11	6	- 45.5%	172	160	- 7.0%
Median Sales Price*	\$452,000	\$588,750	+ 30.3%	\$434,500	\$502,500	+ 15.7%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	42	75	+ 78.6%	32	28	- 12.5%
Percent of Original List Price Received*	101.1%	97.1%	- 4.0%	101.2%	100.7%	- 0.5%
New Listings	4	2	- 50.0%	183	173	- 5.5%

* 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

