

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	19	+ 5.6%	18	19	+ 5.6%
Closed Sales	16	22	+ 37.5%	16	22	+ 37.5%
Median Sales Price*	\$592,500	\$785,000	+ 32.5%	\$592,500	\$785,000	+ 32.5%
Inventory of Homes for Sale	50	46	- 8.0%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	34	78	+ 129.4%	34	78	+ 129.4%
Percent of Original List Price Received*	99.9%	94.6%	- 5.3%	99.9%	94.6%	- 5.3%
New Listings	27	17	- 37.0%	27	17	- 37.0%

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

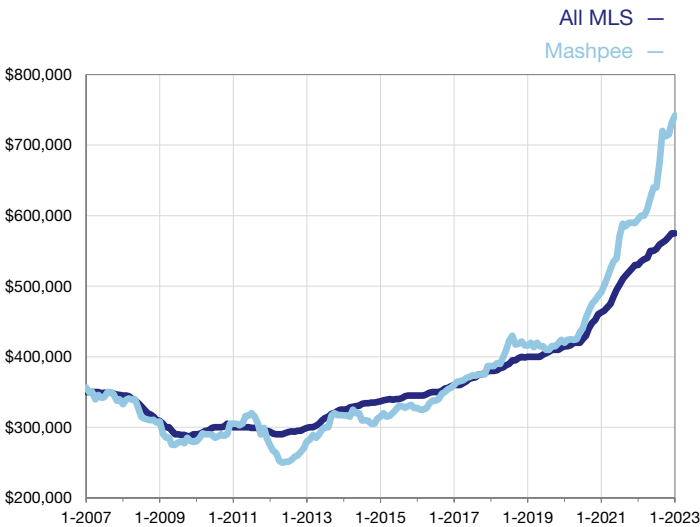
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	9	- 40.0%	15	9	- 40.0%
Closed Sales	20	13	- 35.0%	20	13	- 35.0%
Median Sales Price*	\$455,000	\$510,000	+ 12.1%	\$455,000	\$510,000	+ 12.1%
Inventory of Homes for Sale	10	22	+ 120.0%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--
Cumulative Days on Market Until Sale	30	44	+ 46.7%	30	44	+ 46.7%
Percent of Original List Price Received*	103.5%	95.1%	- 8.1%	103.5%	95.1%	- 8.1%
New Listings	15	14	- 6.7%	15	14	- 6.7%

* 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

