

Local Market Update – July 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	24	26	+ 8.3%	143	182	+ 27.3%
Closed Sales	26	25	- 3.8%	123	157	+ 27.6%
Median Sales Price*	\$338,750	\$364,000	+ 7.5%	\$327,500	\$345,000	+ 5.3%
Inventory of Homes for Sale	248	223	- 10.1%	--	--	--
Months Supply of Inventory	13.9	10.4	- 25.2%	--	--	--
Cumulative Days on Market Until Sale	103	126	+ 22.3%	141	166	+ 17.7%
Percent of Original List Price Received*	96.2%	93.7%	- 2.6%	94.5%	93.5%	- 1.1%
New Listings	47	35	- 25.5%	309	320	+ 3.6%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	20	23	+ 15.0%	146	108	- 26.0%
Closed Sales	24	19	- 20.8%	109	101	- 7.3%
Median Sales Price*	\$321,000	\$324,000	+ 0.9%	\$307,500	\$324,000	+ 5.4%
Inventory of Homes for Sale	90	87	- 3.3%	--	--	--
Months Supply of Inventory	5.4	5.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	194	132	- 32.0%	146	124	- 15.1%
Percent of Original List Price Received*	97.1%	96.1%	- 1.0%	96.8%	96.5%	- 0.3%
New Listings	19	14	- 26.3%	148	156	+ 5.4%

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

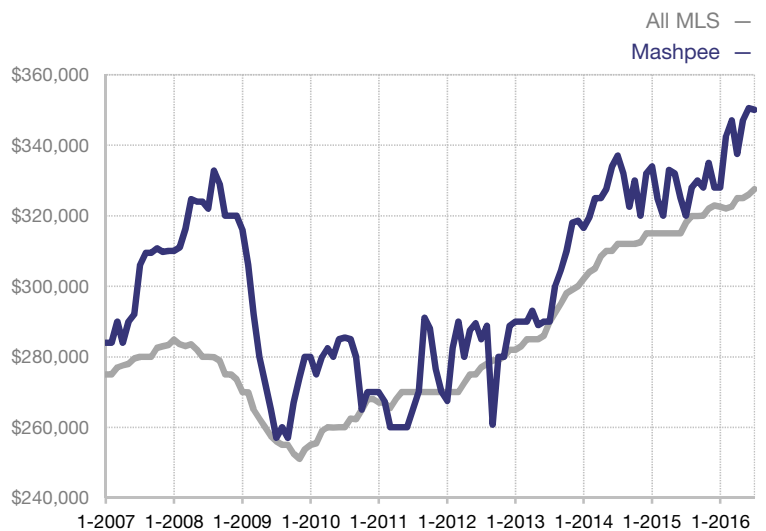
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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