

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	21	36	+ 71.4%	163	160	- 1.8%
Closed Sales	16	19	+ 18.8%	165	141	- 14.5%
Median Sales Price*	\$522,500	\$399,000	- 23.6%	\$430,000	\$413,500	- 3.8%
Inventory of Homes for Sale	195	136	- 30.3%	--	--	--
Months Supply of Inventory	8.0	6.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	157	109	- 30.6%	120	125	+ 4.2%
Percent of Original List Price Received*	96.2%	91.6%	- 4.8%	95.6%	93.6%	- 2.1%
New Listings	44	28	- 36.4%	283	252	- 11.0%

* 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		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	17	17	0.0%	115	107	- 7.0%
Closed Sales	17	14	- 17.6%	126	93	- 26.2%
Median Sales Price*	\$323,000	\$347,500	+ 7.6%	\$302,000	\$315,000	+ 4.3%
Inventory of Homes for Sale	66	72	+ 9.1%	--	--	--
Months Supply of Inventory	3.9	5.3	+ 35.9%	--	--	--
Cumulative Days on Market Until Sale	86	76	- 11.6%	107	98	- 8.4%
Percent of Original List Price Received*	97.9%	95.3%	- 2.7%	98.2%	95.8%	- 2.4%
New Listings	16	19	+ 18.8%	140	150	+ 7.1%

* 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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