

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	34	50	+ 47.1%	159	217	+ 36.5%
Closed Sales	20	35	+ 75.0%	142	178	+ 25.4%
Median Sales Price*	\$417,000	\$510,000	+ 22.3%	\$413,500	\$447,500	+ 8.2%
Inventory of Homes for Sale	135	79	- 41.5%	--	--	--
Months Supply of Inventory	6.4	3.3	- 48.4%	--	--	--
Cumulative Days on Market Until Sale	125	101	- 19.2%	131	106	- 19.1%
Percent of Original List Price Received*	92.1%	94.8%	+ 2.9%	93.8%	95.2%	+ 1.5%
New Listings	30	42	+ 40.0%	247	256	+ 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		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	14	39	+ 178.6%	103	128	+ 24.3%
Closed Sales	14	21	+ 50.0%	93	115	+ 23.7%
Median Sales Price*	\$362,500	\$439,000	+ 21.1%	\$316,500	\$335,500	+ 6.0%
Inventory of Homes for Sale	77	34	- 55.8%	--	--	--
Months Supply of Inventory	5.7	2.2	- 61.4%	--	--	--
Cumulative Days on Market Until Sale	91	89	- 2.2%	102	119	+ 16.7%
Percent of Original List Price Received*	95.5%	96.9%	+ 1.5%	95.9%	96.4%	+ 0.5%
New Listings	17	22	+ 29.4%	149	128	- 14.1%

* 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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