

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	26	+ 136.4%	11	26	+ 136.4%
Closed Sales	22	19	- 13.6%	22	19	- 13.6%
Median Sales Price*	\$378,500	\$489,900	+ 29.4%	\$378,500	\$489,900	+ 29.4%
Inventory of Homes for Sale	109	31	- 71.6%	--	--	--
Months Supply of Inventory	5.1	1.1	- 78.4%	--	--	--
Cumulative Days on Market Until Sale	94	75	- 20.2%	94	75	- 20.2%
Percent of Original List Price Received*	92.7%	99.3%	+ 7.1%	92.7%	99.3%	+ 7.1%
New Listings	32	19	- 40.6%	32	19	- 40.6%

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

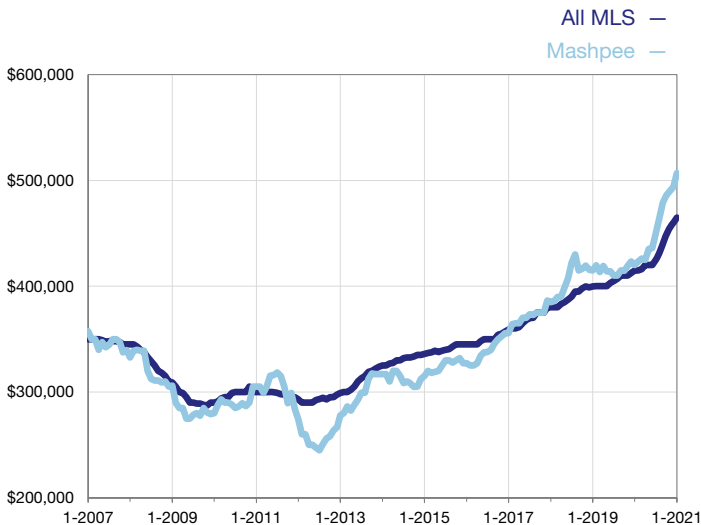
Condominium Properties

Key Metrics	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	21	+ 133.3%	9	21	+ 133.3%
Closed Sales	20	7	- 65.0%	20	7	- 65.0%
Median Sales Price*	\$283,000	\$349,900	+ 23.6%	\$283,000	\$349,900	+ 23.6%
Inventory of Homes for Sale	60	9	- 85.0%	--	--	--
Months Supply of Inventory	4.0	0.5	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	96	57	- 40.6%	96	57	- 40.6%
Percent of Original List Price Received*	96.1%	100.0%	+ 4.1%	96.1%	100.0%	+ 4.1%
New Listings	17	10	- 41.2%	17	10	- 41.2%

* 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

