

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mashpee

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	27	+ 17.4%	85	96	+ 12.9%
Closed Sales	18	24	+ 33.3%	82	72	- 12.2%
Median Sales Price*	\$432,500	<b>\$612,750</b>	+ 41.7%	\$430,000	<b>\$590,000</b>	+ 37.2%
Inventory of Homes for Sale	113	36	- 68.1%	--	--	--
Months Supply of Inventory	5.2	1.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	94	19	- 79.8%	112	63	- 43.8%
Percent of Original List Price Received*	94.7%	<b>104.6%</b>	+ 10.5%	94.0%	<b>99.6%</b>	+ 6.0%
New Listings	18	36	+ 100.0%	129	109	- 15.5%

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

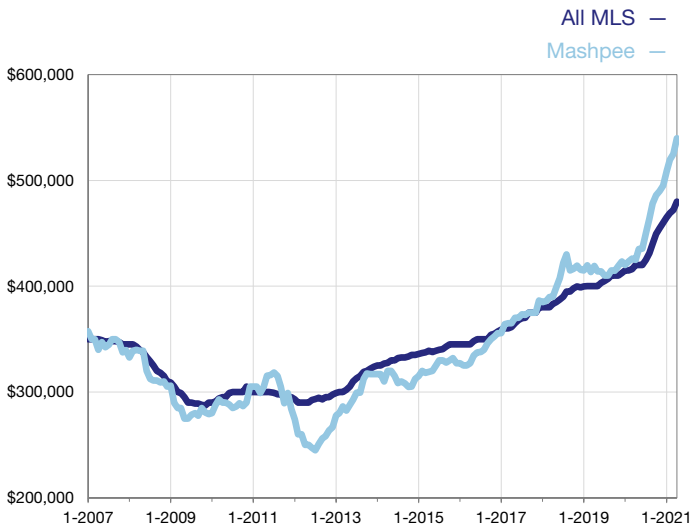
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	15	+ 87.5%	52	59	+ 13.5%
Closed Sales	15	16	+ 6.7%	63	48	- 23.8%
Median Sales Price*	\$342,000	<b>\$470,500</b>	+ 37.6%	\$304,000	<b>\$375,000</b>	+ 23.4%
Inventory of Homes for Sale	67	13	- 80.6%	--	--	--
Months Supply of Inventory	4.4	0.7	- 84.1%	--	--	--
Cumulative Days on Market Until Sale	210	15	- 92.9%	125	57	- 54.4%
Percent of Original List Price Received*	95.9%	<b>100.9%</b>	+ 5.2%	96.2%	<b>99.8%</b>	+ 3.7%
New Listings	8	21	+ 162.5%	74	54	- 27.0%

\* 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

