

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	33	34	+ 3.0%	119	125	+ 5.0%
Closed Sales	20	22	+ 10.0%	102	94	- 7.8%
Median Sales Price*	\$412,500	\$527,975	+ 28.0%	\$424,500	\$577,500	+ 36.0%
Inventory of Homes for Sale	110	46	- 58.2%	--	--	--
Months Supply of Inventory	5.2	1.7	- 67.3%	--	--	--
Cumulative Days on Market Until Sale	106	50	- 52.8%	111	60	- 45.9%
Percent of Original List Price Received*	96.2%	105.1%	+ 9.3%	94.4%	101.0%	+ 7.0%
New Listings	35	44	+ 25.7%	165	149	- 9.7%

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

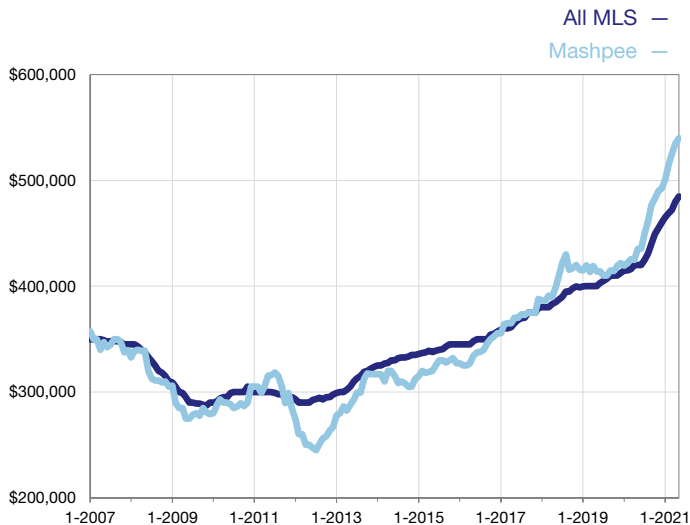
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	19	+ 11.8%	69	75	+ 8.7%
Closed Sales	14	10	- 28.6%	77	59	- 23.4%
Median Sales Price*	\$265,750	\$355,000	+ 33.6%	\$300,600	\$364,000	+ 21.1%
Inventory of Homes for Sale	61	9	- 85.2%	--	--	--
Months Supply of Inventory	4.1	0.5	- 87.8%	--	--	--
Cumulative Days on Market Until Sale	90	27	- 70.0%	119	54	- 54.6%
Percent of Original List Price Received*	96.5%	105.6%	+ 9.4%	96.3%	100.5%	+ 4.4%
New Listings	15	15	0.0%	89	66	- 25.8%

* 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

