

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	35	+ 34.6%	164	185	+ 12.8%
Closed Sales	25	19	- 24.0%	146	154	+ 5.5%
Median Sales Price*	\$749,900	\$695,000	- 7.3%	\$588,000	\$662,500	+ 12.7%
Inventory of Homes for Sale	68	68	0.0%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	11	29	+ 163.6%	45	39	- 13.3%
Percent of Original List Price Received*	103.7%	104.4%	+ 0.7%	101.8%	102.1%	+ 0.3%
New Listings	30	36	+ 20.0%	216	246	+ 13.9%

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

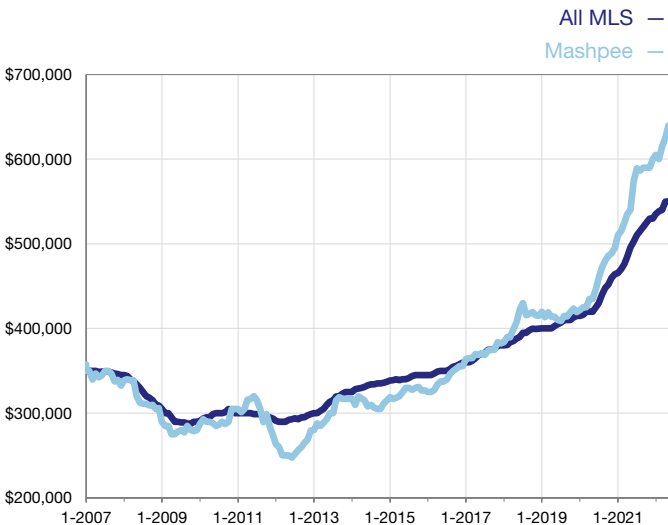
Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	8	- 61.9%	105	104	- 1.0%
Closed Sales	15	14	- 6.7%	86	108	+ 25.6%
Median Sales Price*	\$470,000	\$403,000	- 14.3%	\$405,750	\$480,000	+ 18.3%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	34	17	- 50.0%	40	26	- 35.0%
Percent of Original List Price Received*	100.5%	99.6%	- 0.9%	101.3%	101.7%	+ 0.4%
New Listings	28	12	- 57.1%	112	115	+ 2.7%

* 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

