

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	23	11	- 52.2%	250	250	0.0%
Closed Sales	21	18	- 14.3%	232	255	+ 9.9%
Median Sales Price*	\$675,000	\$697,500	+ 3.3%	\$592,500	\$739,000	+ 24.7%
Inventory of Homes for Sale	69	70	+ 1.4%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	40	39	- 2.5%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	100.6%	99.6%	- 1.0%
New Listings	22	19	- 13.6%	337	352	+ 4.5%

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

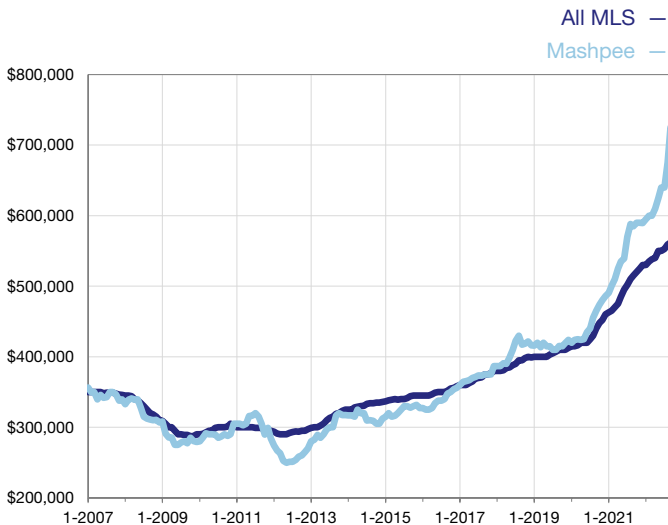
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	6	- 53.8%	168	140	- 16.7%
Closed Sales	20	8	- 60.0%	161	154	- 4.3%
Median Sales Price*	\$409,400	\$630,000	+ 53.9%	\$425,000	\$499,950	+ 17.6%
Inventory of Homes for Sale	22	35	+ 59.1%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	21	33	+ 57.1%	31	27	- 12.9%
Percent of Original List Price Received*	99.6%	97.9%	- 1.7%	101.2%	100.8%	- 0.4%
New Listings	15	12	- 20.0%	179	171	- 4.5%

* 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

