

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mashpee

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	28	+ 12.0%	43	47	+ 9.3%
Closed Sales	16	7	- 56.3%	32	29	- 9.4%
Median Sales Price*	\$765,000	\$620,000	- 19.0%	\$655,000	\$775,000	+ 18.3%
Inventory of Homes for Sale	48	39	- 18.8%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	47	79	+ 68.1%	41	78	+ 90.2%
Percent of Original List Price Received*	97.4%	96.1%	- 1.3%	98.6%	94.9%	- 3.8%
New Listings	25	23	- 8.0%	52	40	- 23.1%

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

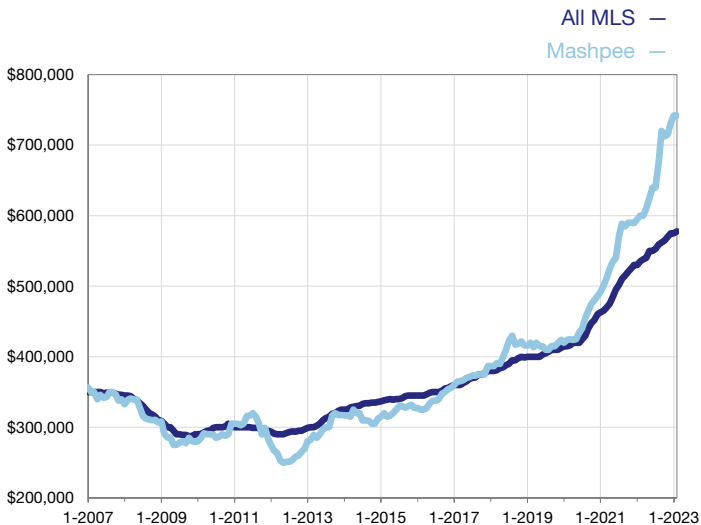
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	19	+ 111.1%	24	25	+ 4.2%
Closed Sales	9	7	- 22.2%	29	20	- 31.0%
Median Sales Price*	\$515,000	\$499,900	- 2.9%	\$493,000	\$510,000	+ 3.4%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	22	75	+ 240.9%	27	55	+ 103.7%
Percent of Original List Price Received*	99.1%	97.8%	- 1.3%	102.1%	96.1%	- 5.9%
New Listings	6	8	+ 33.3%	21	21	0.0%

\* 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

