

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	29	24	- 17.2%	72	66	- 8.3%
Closed Sales	22	21	- 4.5%	54	50	- 7.4%
Median Sales Price*	\$590,000	\$919,000	+ 55.8%	\$622,500	\$844,500	+ 35.7%
Inventory of Homes for Sale	67	50	- 25.4%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--
Cumulative Days on Market Until Sale	60	89	+ 48.3%	48	83	+ 72.9%
Percent of Original List Price Received*	94.9%	95.3%	+ 0.4%	97.1%	95.1%	- 2.1%
New Listings	52	31	- 40.4%	104	72	- 30.8%

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

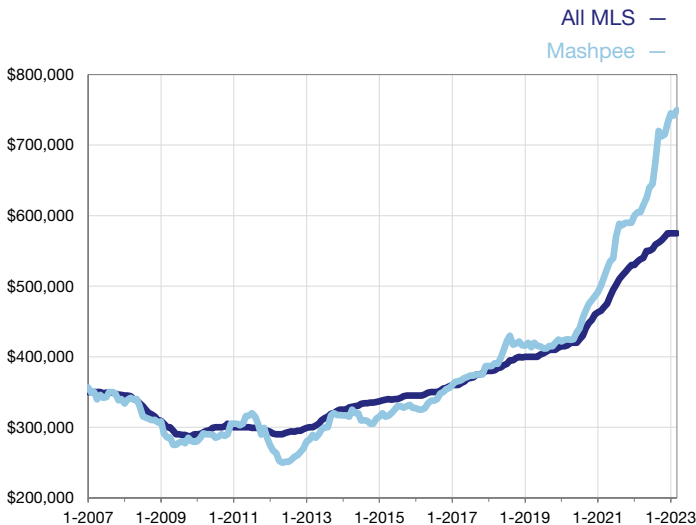
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	18	+ 12.5%	40	41	+ 2.5%
Closed Sales	18	10	- 44.4%	47	30	- 36.2%
Median Sales Price*	\$455,000	\$515,000	+ 13.2%	\$475,000	\$515,000	+ 8.4%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	47	42	- 10.6%	35	51	+ 45.7%
Percent of Original List Price Received*	102.5%	96.7%	- 5.7%	102.3%	96.3%	- 5.9%
New Listings	23	21	- 8.7%	44	42	- 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

