

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	29	- 9.4%	104	91	- 12.5%
Closed Sales	27	25	- 7.4%	81	76	- 6.2%
Median Sales Price*	\$725,000	\$705,000	- 2.8%	\$640,000	\$797,500	+ 24.6%
Inventory of Homes for Sale	57	62	+ 8.8%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	44	76	+ 72.7%	47	85	+ 80.9%
Percent of Original List Price Received*	102.2%	99.1%	- 3.0%	98.8%	96.5%	- 2.3%
New Listings	22	36	+ 63.6%	126	108	- 14.3%

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

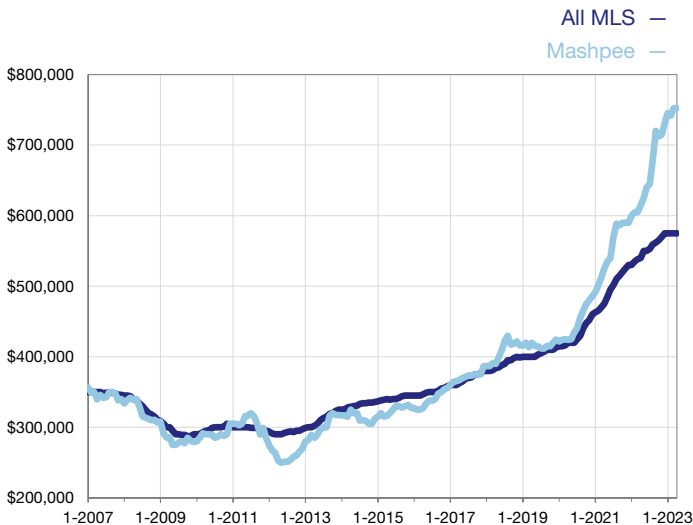
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	12	- 29.4%	57	54	- 5.3%
Closed Sales	13	18	+ 38.5%	60	48	- 20.0%
Median Sales Price*	\$390,000	\$484,500	+ 24.2%	\$467,500	\$510,000	+ 9.1%
Inventory of Homes for Sale	16	14	- 12.5%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	8	35	+ 337.5%	29	45	+ 55.2%
Percent of Original List Price Received*	105.8%	98.9%	- 6.5%	103.1%	97.3%	- 5.6%
New Listings	20	12	- 40.0%	64	54	- 15.6%

* 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

