

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mashpee

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	30	+ 100.0%	113	106	- 6.2%
Closed Sales	32	26	- 18.8%	112	93	- 17.0%
Median Sales Price*	\$605,500	<b>\$649,000</b>	+ 7.2%	\$630,000	<b>\$759,000</b>	+ 20.5%
Inventory of Homes for Sale	59	41	- 30.5%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	39	41	+ 5.1%	44	69	+ 56.8%
Percent of Original List Price Received*	106.7%	97.7%	- 8.4%	101.7%	96.8%	- 4.8%
New Listings	31	21	- 32.3%	146	109	- 25.3%

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

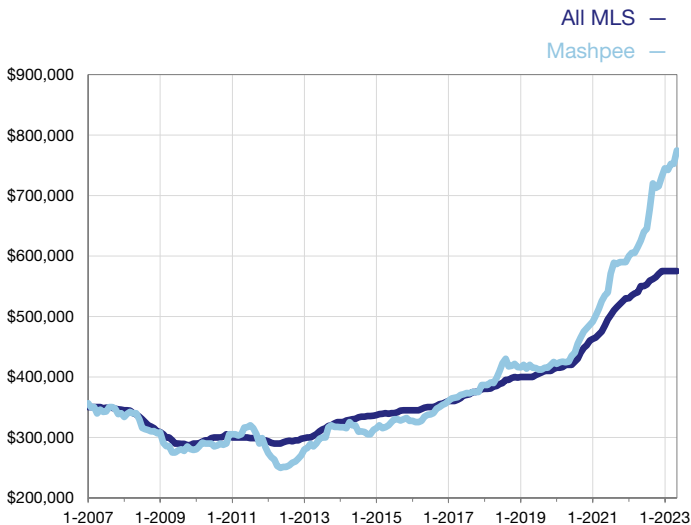
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	9	- 40.0%	67	58	- 13.4%
Closed Sales	16	13	- 18.8%	69	54	- 21.7%
Median Sales Price*	\$526,250	<b>\$530,000</b>	+ 0.7%	\$494,000	<b>\$515,000</b>	+ 4.3%
Inventory of Homes for Sale	8	19	+ 137.5%	--	--	--
Months Supply of Inventory	0.5	1.9	+ 280.0%	--	--	--
Cumulative Days on Market Until Sale	14	35	+ 150.0%	27	44	+ 63.0%
Percent of Original List Price Received*	99.7%	96.2%	- 3.5%	102.6%	97.1%	- 5.4%
New Listings	9	12	+ 33.3%	67	60	- 10.4%

\* 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

