

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	26	+ 23.8%	134	131	- 2.2%
Closed Sales	19	29	+ 52.6%	131	122	- 6.9%
Median Sales Price*	\$785,000	\$759,995	- 3.2%	\$685,000	\$759,498	+ 10.9%
Inventory of Homes for Sale	70	43	- 38.6%	--	--	--
Months Supply of Inventory	3.1	2.2	- 29.0%	--	--	--
Cumulative Days on Market Until Sale	38	72	+ 89.5%	43	71	+ 65.1%
Percent of Original List Price Received*	104.0%	95.3%	- 8.4%	102.0%	96.4%	- 5.5%
New Listings	36	32	- 11.1%	182	140	- 23.1%

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

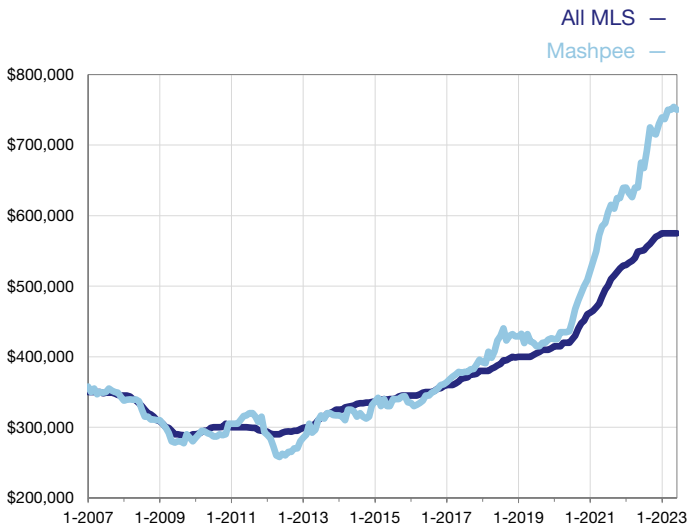
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	17	0.0%	84	72	- 14.3%
Closed Sales	16	11	- 31.3%	85	66	- 22.4%
Median Sales Price*	\$515,000	\$502,000	- 2.5%	\$500,000	\$515,000	+ 3.0%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	36	43	+ 19.4%	29	43	+ 48.3%
Percent of Original List Price Received*	101.1%	99.8%	- 1.3%	102.3%	97.6%	- 4.6%
New Listings	25	14	- 44.0%	92	74	- 19.6%

* 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

