

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	36	+ 140.0%	178	179	+ 0.6%
Closed Sales	33	21	- 36.4%	180	162	- 10.0%
Median Sales Price*	\$942,500	\$675,000	- 28.4%	\$750,000	\$749,500	- 0.1%
Inventory of Homes for Sale	80	40	- 50.0%	--	--	--
Months Supply of Inventory	3.6	2.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	44	54	+ 22.7%	44	63	+ 43.2%
Percent of Original List Price Received*	97.9%	95.6%	- 2.3%	101.5%	96.8%	- 4.6%
New Listings	26	22	- 15.4%	242	189	- 21.9%

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

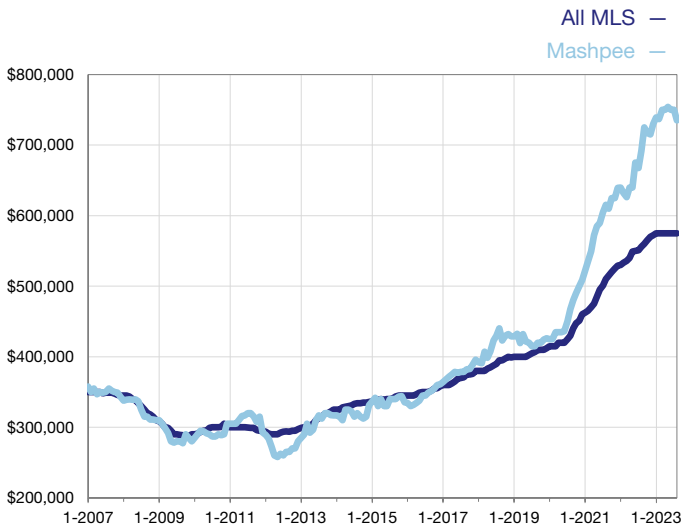
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	12	0.0%	103	94	- 8.7%
Closed Sales	13	11	- 15.4%	110	88	- 20.0%
Median Sales Price*	\$535,000	\$542,500	+ 1.4%	\$496,950	\$515,000	+ 3.6%
Inventory of Homes for Sale	16	25	+ 56.3%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	60	+ 200.0%	26	45	+ 73.1%
Percent of Original List Price Received*	99.7%	97.2%	- 2.5%	101.8%	97.6%	- 4.1%
New Listings	8	15	+ 87.5%	111	106	- 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

