

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	17	- 19.0%	199	192	- 3.5%
Closed Sales	26	22	- 15.4%	206	184	- 10.7%
Median Sales Price*	\$770,000	\$749,250	- 2.7%	\$750,000	\$749,500	- 0.1%
Inventory of Homes for Sale	73	52	- 28.8%	--	--	--
Months Supply of Inventory	3.3	2.7	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	42	59	+ 40.5%
Percent of Original List Price Received*	94.4%	97.9%	+ 3.7%	100.6%	96.9%	- 3.7%
New Listings	30	31	+ 3.3%	272	219	- 19.5%

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

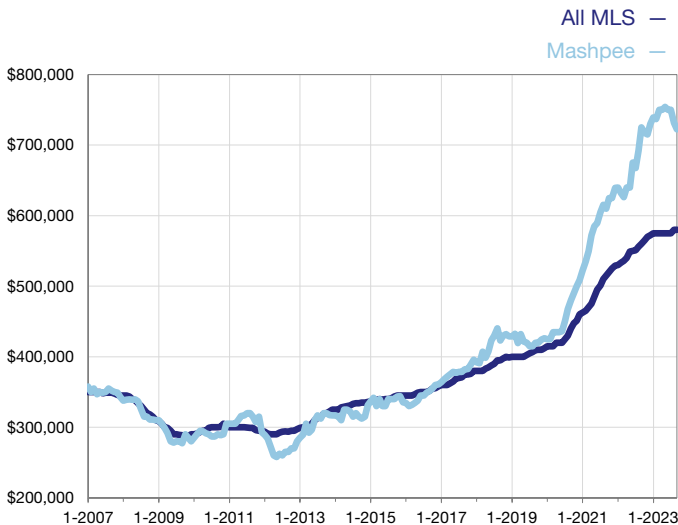
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	14	+ 7.7%	116	105	- 9.5%
Closed Sales	10	9	- 10.0%	120	97	- 19.2%
Median Sales Price*	\$373,000	\$695,000	+ 86.3%	\$493,500	\$515,000	+ 4.4%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	26	43	+ 65.4%
Percent of Original List Price Received*	99.3%	99.2%	- 0.1%	101.6%	97.8%	- 3.7%
New Listings	17	12	- 29.4%	128	118	- 7.8%

* 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

