

# Local Market Update – October 2023

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## Mashpee

### Single-Family Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 20        | 14               | - 30.0% | 218          | 205              | - 6.0%  |
| Closed Sales                             | 16        | 15               | - 6.3%  | 222          | 199              | - 10.4% |
| Median Sales Price*                      | \$807,500 | <b>\$827,500</b> | + 2.5%  | \$750,000    | <b>\$759,995</b> | + 1.3%  |
| Inventory of Homes for Sale              | 72        | 60               | - 16.7% | --           | --               | --      |
| Months Supply of Inventory               | 3.2       | 3.2              | 0.0%    | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 52        | 58               | + 11.5% | 43           | 59               | + 37.2% |
| Percent of Original List Price Received* | 92.2%     | 95.1%            | + 3.1%  | 100.0%       | 96.8%            | - 3.2%  |
| New Listings                             | 27        | 22               | - 18.5% | 299          | 242              | - 19.1% |

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

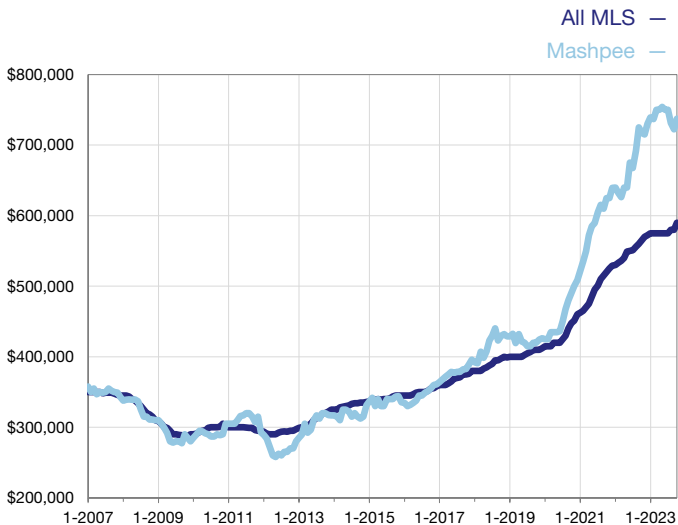
### Condominium Properties

| Key Metrics                              | October   |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 5         | 12               | + 140.0% | 121          | 117              | - 3.3%  |
| Closed Sales                             | 12        | 12               | 0.0%     | 132          | 109              | - 17.4% |
| Median Sales Price*                      | \$582,450 | <b>\$517,500</b> | - 11.2%  | \$499,950    | <b>\$515,000</b> | + 3.0%  |
| Inventory of Homes for Sale              | 26        | 21               | - 19.2%  | --           | --               | --      |
| Months Supply of Inventory               | 2.1       | 2.0              | - 4.8%   | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 56        | 53               | - 5.4%   | 29           | 44               | + 51.7% |
| Percent of Original List Price Received* | 95.7%     | 95.9%            | + 0.2%   | 101.0%       | 97.6%            | - 3.4%  |
| New Listings                             | 12        | 10               | - 16.7%  | 140          | 127              | - 9.3%  |

\* 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

