

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	17	+ 112.5%	226	220	- 2.7%
Closed Sales	16	16	0.0%	238	215	- 9.7%
Median Sales Price*	\$645,000	\$1,243,000	+ 92.7%	\$732,500	\$775,000	+ 5.8%
Inventory of Homes for Sale	72	52	- 27.8%	--	--	--
Months Supply of Inventory	3.5	2.7	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	24	57	+ 137.5%	41	59	+ 43.9%
Percent of Original List Price Received*	97.7%	98.1%	+ 0.4%	99.8%	96.9%	- 2.9%
New Listings	17	14	- 17.6%	316	256	- 19.0%

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

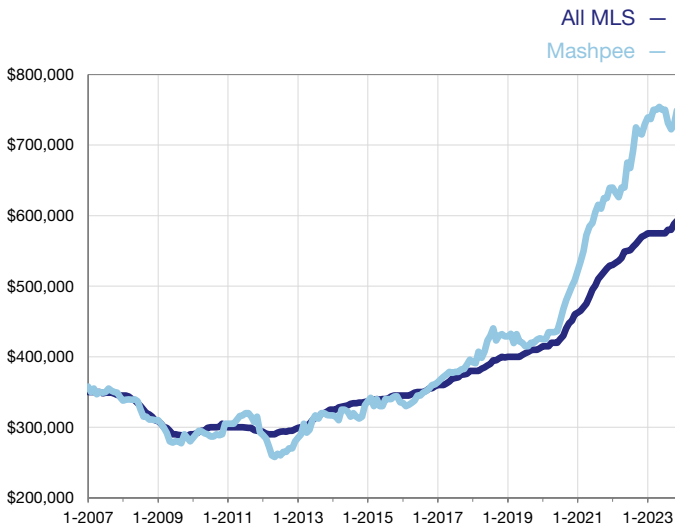
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	124	122	- 1.6%
Closed Sales	7	11	+ 57.1%	139	120	- 13.7%
Median Sales Price*	\$685,000	\$535,000	- 21.9%	\$507,000	\$515,000	+ 1.6%
Inventory of Homes for Sale	33	19	- 42.4%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	33	60	+ 81.8%	29	46	+ 58.6%
Percent of Original List Price Received*	97.4%	94.1%	- 3.4%	100.9%	97.2%	- 3.7%
New Listings	10	10	0.0%	150	135	- 10.0%

* 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

