

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 11 | 9 | - 18.2% | 237 | 228 | - 3.8% |
| Closed Sales | 11 | 14 | + 27.3% | 249 | 231 | - 7.2% |
| Median Sales Price* | \$670,000 | \$655,000 | - 2.2% | \$730,000 | \$770,000 | + 5.5% |
| Inventory of Homes for Sale | 57 | 38 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 2.9 | 2.0 | - 31.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 58 | 81 | + 39.7% | 42 | 60 | + 42.9% |
| Percent of Original List Price Received* | 91.8% | 98.4% | + 7.2% | 99.5% | 96.9% | - 2.6% |
| New Listings | 9 | 11 | + 22.2% | 325 | 267 | - 17.8% |

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

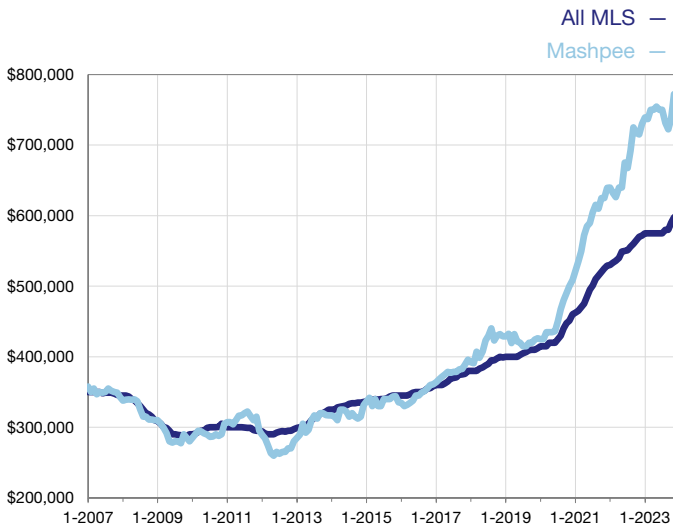
Condominium Properties

| Key Metrics | December | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 8 | 11 | + 37.5% | 132 | 132 | 0.0% |
| Closed Sales | 5 | 8 | + 60.0% | 144 | 128 | - 11.1% |
| Median Sales Price* | \$517,500 | \$532,500 | + 2.9% | \$508,500 | \$517,500 | + 1.8% |
| Inventory of Homes for Sale | 22 | 19 | - 13.6% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.7 | - 15.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 73 | 37 | - 49.3% | 31 | 45 | + 45.2% |
| Percent of Original List Price Received* | 98.6% | 98.9% | + 0.3% | 100.8% | 97.3% | - 3.5% |
| New Listings | 2 | 10 | + 400.0% | 152 | 144 | - 5.3% |

* 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

