

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

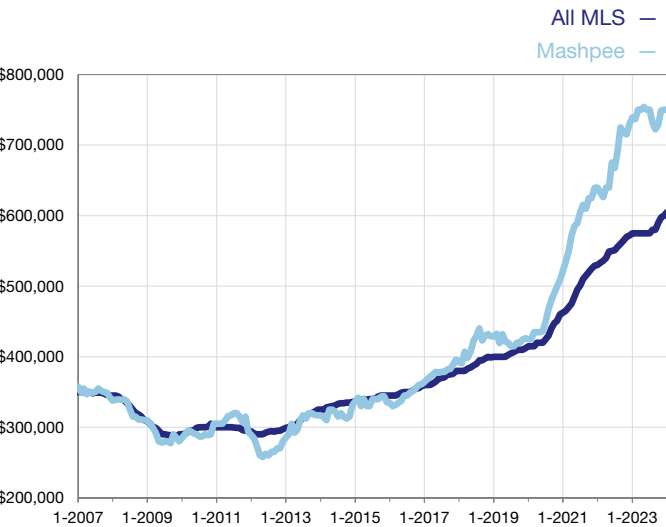
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	17	+ 6.3%	16	17	+ 6.3%
Closed Sales	19	10	- 47.4%	19	10	- 47.4%
Median Sales Price*	\$775,000	\$820,000	+ 5.8%	\$775,000	\$820,000	+ 5.8%
Inventory of Homes for Sale	47	39	- 17.0%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	78	69	- 11.5%	78	69	- 11.5%
Percent of Original List Price Received*	94.0%	95.2%	+ 1.3%	94.0%	95.2%	+ 1.3%
New Listings	15	19	+ 26.7%	15	19	+ 26.7%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	8	10	+ 25.0%
Closed Sales	9	9	0.0%	9	9	0.0%
Median Sales Price*	\$530,000	\$525,000	- 0.9%	\$530,000	\$525,000	- 0.9%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	52	15	- 71.2%	52	15	- 71.2%
Percent of Original List Price Received*	95.4%	98.5%	+ 3.2%	95.4%	98.5%	+ 3.2%
New Listings	11	18	+ 63.6%	11	18	+ 63.6%

* 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

