

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mashpee

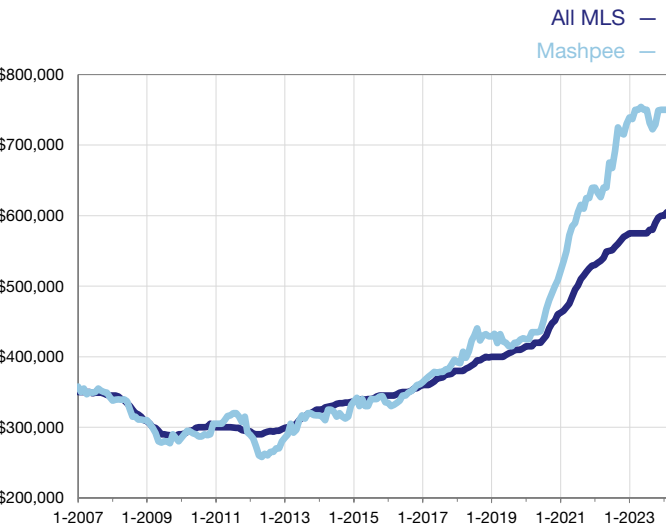
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	20	+ 11.1%	34	34	0.0%
Closed Sales	7	17	+ 142.9%	26	27	+ 3.8%
Median Sales Price*	\$620,000	\$766,000	+ 23.5%	\$740,750	\$780,000	+ 5.3%
Inventory of Homes for Sale	48	37	- 22.9%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	36	66	+ 83.3%	67	67	0.0%
Percent of Original List Price Received*	96.1%	94.4%	- 1.8%	94.6%	94.7%	+ 0.1%
New Listings	21	16	- 23.8%	36	35	- 2.8%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	9	- 43.8%	24	18	- 25.0%
Closed Sales	6	11	+ 83.3%	15	20	+ 33.3%
Median Sales Price*	\$514,950	\$490,000	- 4.8%	\$530,000	\$507,500	- 4.2%
Inventory of Homes for Sale	15	33	+ 120.0%	--	--	--
Months Supply of Inventory	1.3	3.2	+ 146.2%	--	--	--
Cumulative Days on Market Until Sale	73	40	- 45.2%	60	29	- 51.7%
Percent of Original List Price Received*	97.4%	96.2%	- 1.2%	96.2%	97.2%	+ 1.0%
New Listings	8	13	+ 62.5%	19	32	+ 68.4%

\* 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

