

# Mashpee

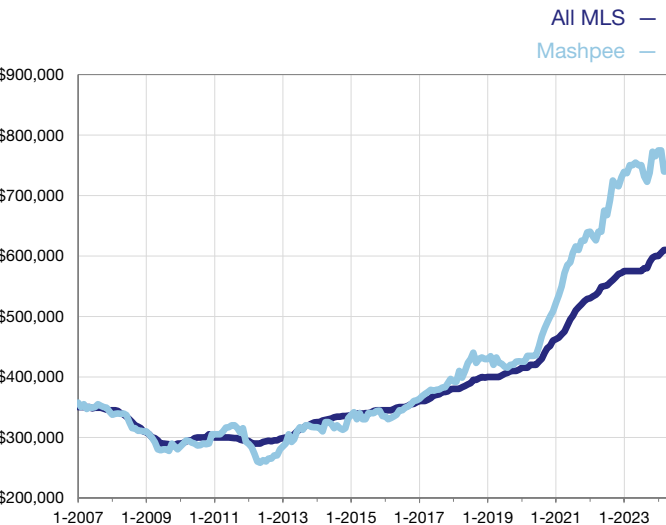
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	22	0.0%	76	75	- 1.3%
Closed Sales	23	19	- 17.4%	67	63	- 6.0%
Median Sales Price*	\$705,000	\$1,137,629	+ 61.4%	\$840,000	\$770,000	- 8.3%
Inventory of Homes for Sale	51	51	0.0%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	85	94	+ 10.6%	80	83	+ 3.8%
Percent of Original List Price Received*	99.5%	98.1%	- 1.4%	96.5%	96.0%	- 0.5%
New Listings	27	34	+ 25.9%	87	92	+ 5.7%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	48	42	- 12.5%
Closed Sales	16	9	- 43.8%	41	37	- 9.8%
Median Sales Price*	\$451,950	\$570,000	+ 26.1%	\$508,500	\$525,000	+ 3.2%
Inventory of Homes for Sale	19	31	+ 63.2%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	37	60	+ 62.2%	46	43	- 6.5%
Percent of Original List Price Received*	98.8%	97.6%	- 1.2%	97.4%	96.9%	- 0.5%
New Listings	11	12	+ 9.1%	48	55	+ 14.6%

\* 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

