

# Mashpee

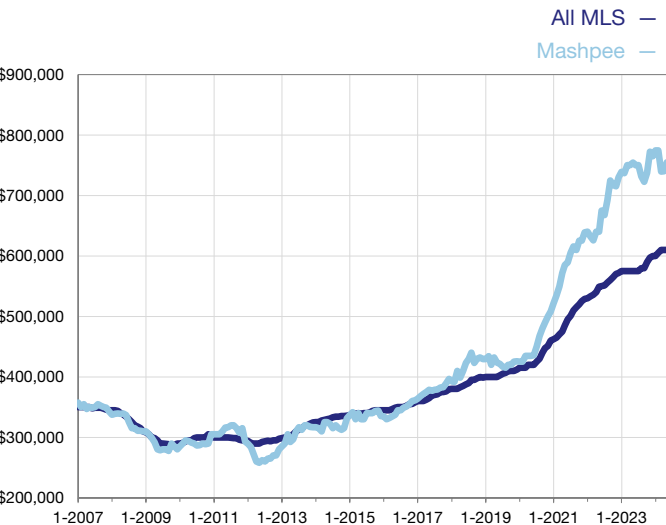
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	29	31	+ 6.9%	105	99	- 5.7%
Closed Sales	26	15	- 42.3%	93	78	- 16.1%
Median Sales Price*	\$649,000	\$700,000	+ 7.9%	\$759,000	\$742,250	- 2.2%
Inventory of Homes for Sale	41	61	+ 48.8%	--	--	--
Months Supply of Inventory	2.1	3.3	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	48	41	- 14.6%	71	75	+ 5.6%
Percent of Original List Price Received*	97.7%	97.4%	- 0.3%	96.8%	96.2%	- 0.6%
New Listings	20	37	+ 85.0%	107	129	+ 20.6%

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

Condominium Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	19	+ 171.4%	55	56	+ 1.8%
Closed Sales	14	11	- 21.4%	55	48	- 12.7%
Median Sales Price*	\$530,000	\$535,000	+ 0.9%	\$515,000	\$529,500	+ 2.8%
Inventory of Homes for Sale	24	33	+ 37.5%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	56	+ 69.7%	43	46	+ 7.0%
Percent of Original List Price Received*	96.7%	97.1%	+ 0.4%	97.2%	96.9%	- 0.3%
New Listings	12	18	+ 50.0%	60	74	+ 23.3%

\* 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

