

Mashpee

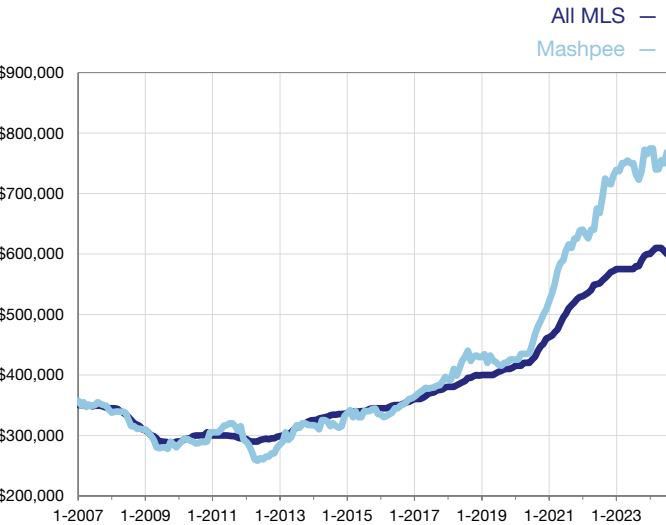
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	27	+ 50.0%	143	143	0.0%
Closed Sales	18	17	- 5.6%	141	122	- 13.5%
Median Sales Price*	\$642,500	\$764,500	+ 19.0%	\$750,000	\$765,000	+ 2.0%
Inventory of Homes for Sale	57	62	+ 8.8%	--	--	--
Months Supply of Inventory	3.1	3.3	+ 6.5%	--	--	--
Cumulative Days on Market Until Sale	17	57	+ 235.3%	64	67	+ 4.7%
Percent of Original List Price Received*	100.0%	97.4%	- 2.6%	96.9%	96.7%	- 0.2%
New Listings	29	29	0.0%	167	185	+ 10.8%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	11	0.0%	82	77	- 6.1%
Closed Sales	11	13	+ 18.2%	77	73	- 5.2%
Median Sales Price*	\$495,000	\$575,000	+ 16.2%	\$508,500	\$535,000	+ 5.2%
Inventory of Homes for Sale	27	35	+ 29.6%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	47	34	- 27.7%	43	46	+ 7.0%
Percent of Original List Price Received*	97.9%	98.0%	+ 0.1%	97.7%	97.6%	- 0.1%
New Listings	17	17	0.0%	91	107	+ 17.6%

* 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

