

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

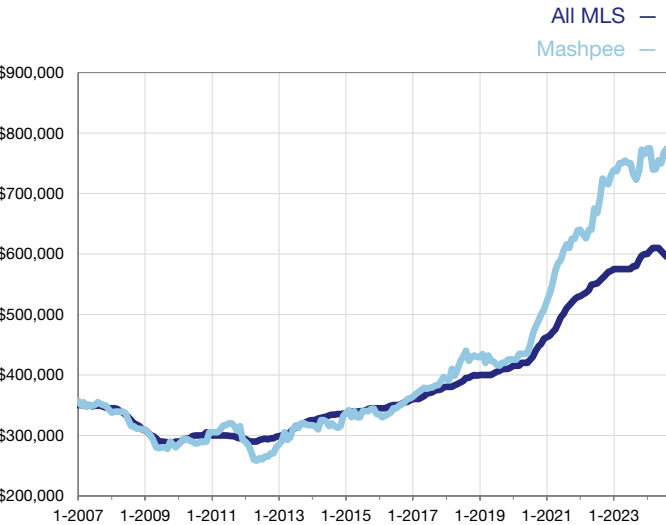
| Single-Family Properties | August | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 32 | 31 | - 3.1% | 175 | 166 | - 5.1% |
| Closed Sales | 21 | 26 | + 23.8% | 162 | 148 | - 8.6% |
| Median Sales Price* | \$675,000 | \$759,500 | + 12.5% | \$749,500 | \$765,000 | + 2.1% |
| Inventory of Homes for Sale | 44 | 67 | + 52.3% | -- | -- | -- |
| Months Supply of Inventory | 2.2 | 3.7 | + 68.2% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 54 | 30 | - 44.4% | 62 | 61 | - 1.6% |
| Percent of Original List Price Received* | 95.6% | 98.4% | + 2.9% | 96.8% | 97.0% | + 0.2% |
| New Listings | 21 | 35 | + 66.7% | 188 | 221 | + 17.6% |

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

| Condominium Properties | August | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 9 | 17 | + 88.9% | 91 | 92 | + 1.1% |
| Closed Sales | 11 | 13 | + 18.2% | 88 | 87 | - 1.1% |
| Median Sales Price* | \$542,500 | \$505,000 | - 6.9% | \$515,000 | \$535,000 | + 3.9% |
| Inventory of Homes for Sale | 30 | 30 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 2.7 | - 10.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 49 | 58 | + 18.4% | 44 | 49 | + 11.4% |
| Percent of Original List Price Received* | 97.2% | 96.4% | - 0.8% | 97.6% | 97.2% | - 0.4% |
| New Listings | 15 | 11 | - 26.7% | 106 | 117 | + 10.4% |

* 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

