

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

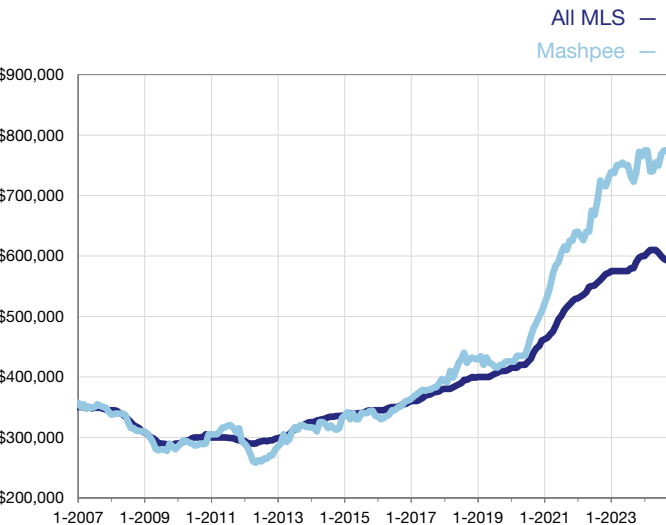
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	22	+ 37.5%	191	185	- 3.1%
Closed Sales	22	21	- 4.5%	184	169	- 8.2%
Median Sales Price*	\$749,250	\$805,000	+ 7.4%	\$749,500	\$768,000	+ 2.5%
Inventory of Homes for Sale	56	67	+ 19.6%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--
Cumulative Days on Market Until Sale	29	45	+ 55.2%	58	59	+ 1.7%
Percent of Original List Price Received*	97.9%	96.4%	- 1.5%	96.9%	96.9%	0.0%
New Listings	33	25	- 24.2%	221	244	+ 10.4%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	15	+ 15.4%	104	106	+ 1.9%
Closed Sales	9	12	+ 33.3%	97	99	+ 2.1%
Median Sales Price*	\$695,000	\$575,000	- 17.3%	\$515,000	\$545,000	+ 5.8%
Inventory of Homes for Sale	26	37	+ 42.3%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	21	111	+ 428.6%	42	56	+ 33.3%
Percent of Original List Price Received*	99.2%	94.8%	- 4.4%	97.8%	96.9%	- 0.9%
New Listings	11	22	+ 100.0%	117	139	+ 18.8%

* 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

