

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mashpee

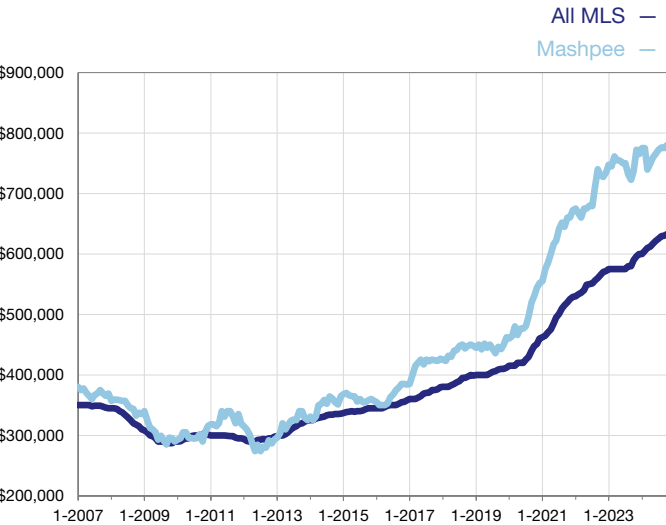
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	21	+ 90.9%	202	203	+ 0.5%
Closed Sales	15	25	+ 66.7%	199	197	- 1.0%
Median Sales Price*	\$827,500	\$1,025,000	+ 23.9%	\$759,995	\$780,000	+ 2.6%
Inventory of Homes for Sale	65	72	+ 10.8%	--	--	--
Months Supply of Inventory	3.5	3.8	+ 8.6%	--	--	--
Cumulative Days on Market Until Sale	58	71	+ 22.4%	58	60	+ 3.4%
Percent of Original List Price Received*	95.1%	95.4%	+ 0.3%	96.8%	96.6%	- 0.2%
New Listings	22	27	+ 22.7%	243	269	+ 10.7%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	114	117	+ 2.6%
Closed Sales	12	12	0.0%	109	111	+ 1.8%
Median Sales Price*	\$517,500	\$570,000	+ 10.1%	\$515,000	\$549,000	+ 6.6%
Inventory of Homes for Sale	24	37	+ 54.2%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--
Cumulative Days on Market Until Sale	53	48	- 9.4%	43	55	+ 27.9%
Percent of Original List Price Received*	95.9%	97.0%	+ 1.1%	97.6%	96.9%	- 0.7%
New Listings	8	14	+ 75.0%	125	153	+ 22.4%

\* 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

