

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

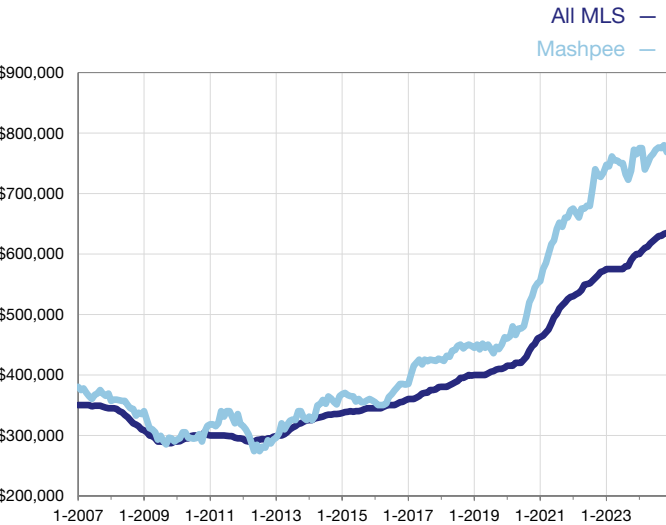
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	27	+ 80.0%	217	225	+ 3.7%
Closed Sales	18	12	- 33.3%	217	209	- 3.7%
Median Sales Price*	\$1,243,000	\$647,500	- 47.9%	\$775,000	\$772,500	- 0.3%
Inventory of Homes for Sale	56	51	- 8.9%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	56	67	+ 19.6%	58	60	+ 3.4%
Percent of Original List Price Received*	97.6%	95.3%	- 2.4%	96.8%	96.6%	- 0.2%
New Listings	13	10	- 23.1%	256	279	+ 9.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	121	120	- 0.8%
Closed Sales	11	10	- 9.1%	120	121	+ 0.8%
Median Sales Price*	\$535,000	\$677,500	+ 26.6%	\$515,000	\$549,900	+ 6.8%
Inventory of Homes for Sale	21	38	+ 81.0%	--	--	--
Months Supply of Inventory	2.0	3.5	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	62	59	- 4.8%	45	56	+ 24.4%
Percent of Original List Price Received*	94.1%	96.5%	+ 2.6%	97.2%	96.9%	- 0.3%
New Listings	9	10	+ 11.1%	134	162	+ 20.9%

* 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

