

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

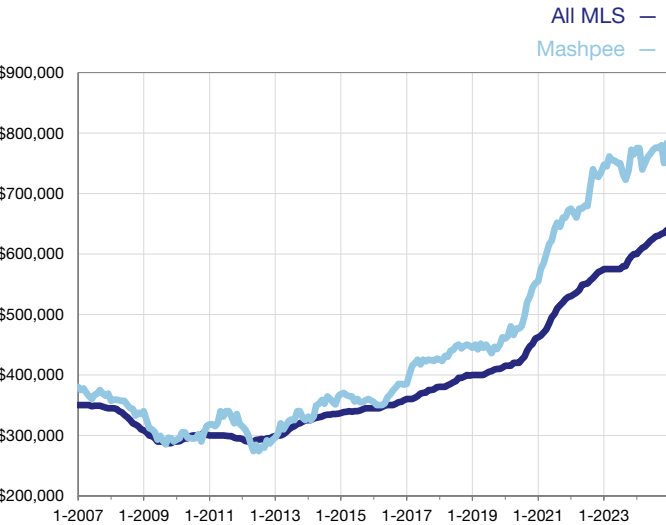
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	226	234	+ 3.5%
Closed Sales	13	22	+ 69.2%	230	231	+ 0.4%
Median Sales Price*	\$605,000	\$1,005,000	+ 66.1%	\$764,998	\$783,500	+ 2.4%
Inventory of Homes for Sale	44	30	- 31.8%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	85	69	- 18.8%	60	61	+ 1.7%
Percent of Original List Price Received*	99.3%	94.1%	- 5.2%	97.0%	96.3%	- 0.7%
New Listings	10	4	- 60.0%	266	283	+ 6.4%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	131	125	- 4.6%
Closed Sales	8	9	+ 12.5%	128	130	+ 1.6%
Median Sales Price*	\$532,500	\$579,000	+ 8.7%	\$517,500	\$551,950	+ 6.7%
Inventory of Homes for Sale	22	31	+ 40.9%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	37	62	+ 67.6%	44	56	+ 27.3%
Percent of Original List Price Received*	98.9%	97.1%	- 1.8%	97.3%	96.9%	- 0.4%
New Listings	11	4	- 63.6%	145	166	+ 14.5%

* 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

