

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

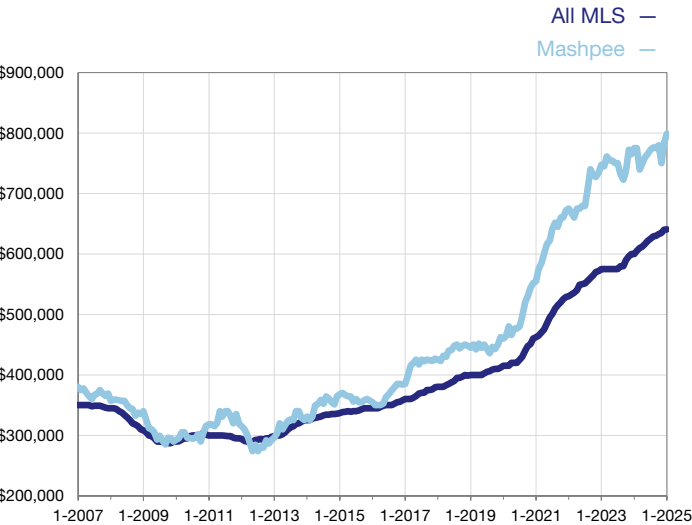
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	14	13	- 7.1%	14	13	- 7.1%
Closed Sales	10	21	+ 110.0%	10	21	+ 110.0%
Median Sales Price*	\$820,000	\$1,162,500	+ 41.8%	\$820,000	\$1,162,500	+ 41.8%
Inventory of Homes for Sale	46	31	- 32.6%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	69	146	+ 111.6%	69	146	+ 111.6%
Percent of Original List Price Received*	95.2%	92.2%	- 3.2%	95.2%	92.2%	- 3.2%
New Listings	20	16	- 20.0%	20	16	- 20.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	9	11	+ 22.2%
Closed Sales	9	4	- 55.6%	9	4	- 55.6%
Median Sales Price*	\$525,000	\$545,000	+ 3.8%	\$525,000	\$545,000	+ 3.8%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	2.0	3.7	+ 85.0%	--	--	--
Cumulative Days on Market Until Sale	15	39	+ 160.0%	15	39	+ 160.0%
Percent of Original List Price Received*	98.5%	96.6%	- 1.9%	98.5%	96.6%	- 1.9%
New Listings	18	12	- 33.3%	18	12	- 33.3%

* 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

