

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Mashpee

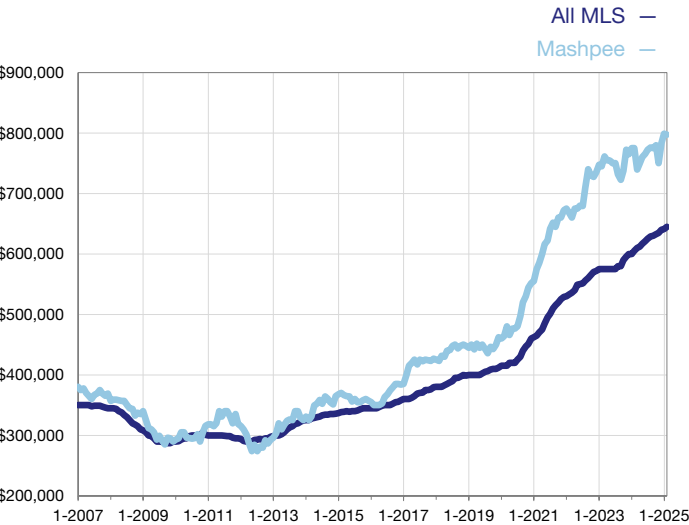
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	9	- 50.0%	32	21	- 34.4%
Closed Sales	17	10	- 41.2%	27	31	+ 14.8%
Median Sales Price*	\$766,000	\$694,500	- 9.3%	\$780,000	\$875,000	+ 12.2%
Inventory of Homes for Sale	42	34	- 19.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	66	76	+ 15.2%	67	124	+ 85.1%
Percent of Original List Price Received*	94.4%	90.4%	- 4.2%	94.7%	91.6%	- 3.3%
New Listings	16	16	0.0%	36	31	- 13.9%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	13	+ 116.7%	15	23	+ 53.3%
Closed Sales	11	13	+ 18.2%	20	17	- 15.0%
Median Sales Price*	\$490,000	\$516,000	+ 5.3%	\$507,500	\$516,000	+ 1.7%
Inventory of Homes for Sale	37	35	- 5.4%	--	--	--
Months Supply of Inventory	3.6	3.2	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	40	81	+ 102.5%	29	71	+ 144.8%
Percent of Original List Price Received*	96.2%	95.1%	- 1.1%	97.2%	95.4%	- 1.9%
New Listings	14	21	+ 50.0%	32	31	- 3.1%

\* 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

