

# Mashpee

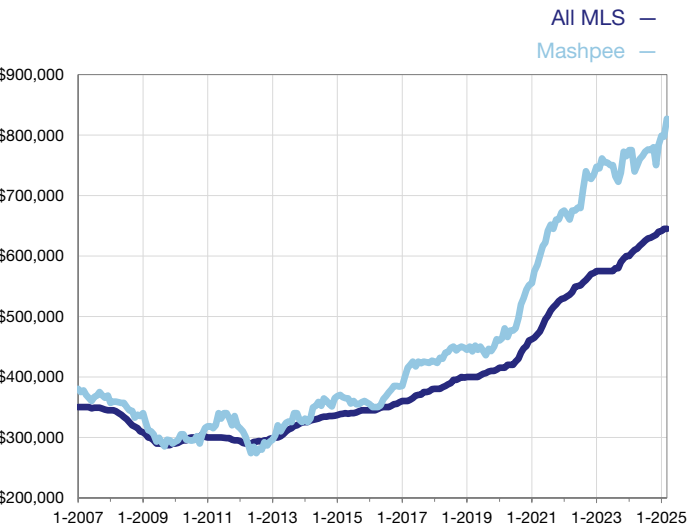
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	21	13	- 38.1%	53	33	- 37.7%
Closed Sales	17	5	- 70.6%	44	36	- 18.2%
Median Sales Price*	\$630,000	\$750,000	+ 19.0%	\$716,000	\$837,500	+ 17.0%
Inventory of Homes for Sale	42	50	+ 19.0%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	97	84	- 13.4%	79	118	+ 49.4%
Percent of Original List Price Received*	95.8%	92.5%	- 3.4%	95.1%	91.7%	- 3.6%
New Listings	22	32	+ 45.5%	58	63	+ 8.6%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	17	+ 54.5%	26	37	+ 42.3%
Closed Sales	8	9	+ 12.5%	28	26	- 7.1%
Median Sales Price*	\$460,000	\$519,000	+ 12.8%	\$480,000	\$519,000	+ 8.1%
Inventory of Homes for Sale	36	42	+ 16.7%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--
Cumulative Days on Market Until Sale	61	92	+ 50.8%	38	78	+ 105.3%
Percent of Original List Price Received*	95.3%	97.6%	+ 2.4%	96.7%	96.2%	- 0.5%
New Listings	11	22	+ 100.0%	43	53	+ 23.3%

\* 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

