

# Mashpee

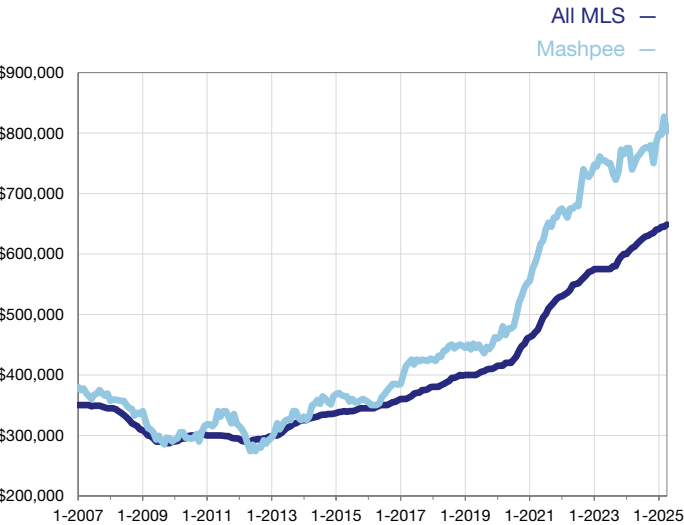
Single-Family Properties	April			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	15	23	+ 53.3%	68	56	- 17.6%
Closed Sales	19	18	- 5.3%	63	54	- 14.3%
Median Sales Price*	\$1,137,629	\$1,037,500	- 8.8%	\$770,000	\$904,500	+ 17.5%
Inventory of Homes for Sale	58	57	- 1.7%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--
Cumulative Days on Market Until Sale	94	68	- 27.7%	83	101	+ 21.7%
Percent of Original List Price Received*	98.1%	97.1%	- 1.0%	96.0%	93.5%	- 2.6%
New Listings	33	32	- 3.0%	91	95	+ 4.4%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / –	2024	2025	+ / –
Key Metrics						
Pending Sales	11	14	+ 27.3%	37	47	+ 27.0%
Closed Sales	9	9	0.0%	37	35	- 5.4%
Median Sales Price*	\$570,000	\$545,000	- 4.4%	\$525,000	\$519,000	- 1.1%
Inventory of Homes for Sale	39	52	+ 33.3%	--	--	--
Months Supply of Inventory	3.9	4.6	+ 17.9%	--	--	--
Cumulative Days on Market Until Sale	60	25	- 58.3%	43	65	+ 51.2%
Percent of Original List Price Received*	97.6%	99.0%	+ 1.4%	96.9%	96.9%	0.0%
New Listings	14	23	+ 64.3%	57	77	+ 35.1%

\* 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

