

Mashpee

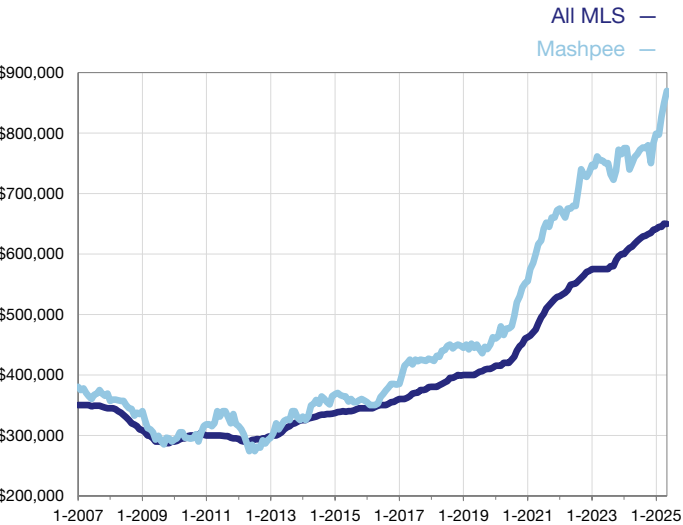
Single-Family Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	26	21	- 19.2%	94	74	- 21.3%
Closed Sales	15	15	0.0%	78	69	- 11.5%
Median Sales Price*	\$700,000	\$885,000	+ 26.4%	\$742,250	\$889,000	+ 19.8%
Inventory of Homes for Sale	65	62	- 4.6%	--	--	--
Months Supply of Inventory	3.6	3.5	- 2.8%	--	--	--
Cumulative Days on Market Until Sale	41	85	+ 107.3%	75	98	+ 30.7%
Percent of Original List Price Received*	97.4%	95.2%	- 2.3%	96.2%	93.9%	- 2.4%
New Listings	37	29	- 21.6%	128	123	- 3.9%

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

Condominium Properties				Year to Date		
Key Metrics	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	19	18	- 5.3%	56	63	+ 12.5%
Closed Sales	11	11	0.0%	48	46	- 4.2%
Median Sales Price*	\$535,000	\$525,000	- 1.9%	\$529,500	\$522,000	- 1.4%
Inventory of Homes for Sale	37	63	+ 70.3%	--	--	--
Months Supply of Inventory	3.4	5.7	+ 67.6%	--	--	--
Cumulative Days on Market Until Sale	56	71	+ 26.8%	46	66	+ 43.5%
Percent of Original List Price Received*	97.1%	96.4%	- 0.7%	96.9%	96.8%	- 0.1%
New Listings	17	28	+ 64.7%	74	105	+ 41.9%

* 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

