

# Mashpee

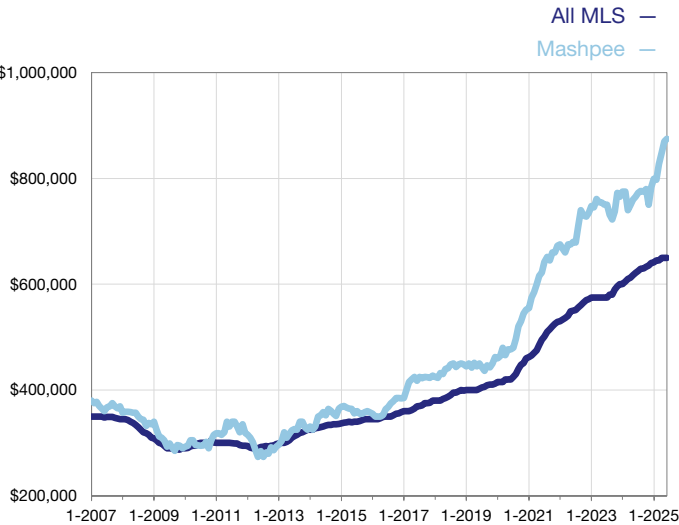
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	22	26	+ 18.2%	116	92	- 20.7%
Closed Sales	27	14	- 48.1%	105	83	- 21.0%
Median Sales Price*	\$787,000	\$865,000	+ 9.9%	\$765,000	\$889,000	+ 16.2%
Inventory of Homes for Sale	69	67	- 2.9%	--	--	--
Months Supply of Inventory	3.8	3.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	52	96	+ 84.6%	69	97	+ 40.6%
Percent of Original List Price Received*	97.4%	94.2%	- 3.3%	96.5%	93.9%	- 2.7%
New Listings	29	31	+ 6.9%	157	151	- 3.8%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	17	+ 88.9%	65	73	+ 12.3%
Closed Sales	12	14	+ 16.7%	60	60	0.0%
Median Sales Price*	\$564,000	\$509,576	- 9.6%	\$530,000	\$519,500	- 2.0%
Inventory of Homes for Sale	38	58	+ 52.6%	--	--	--
Months Supply of Inventory	3.6	5.2	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	57	70	+ 22.8%	48	67	+ 39.6%
Percent of Original List Price Received*	99.8%	97.5%	- 2.3%	97.5%	97.0%	- 0.5%
New Listings	16	13	- 18.8%	90	115	+ 27.8%

\* 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

