

Mashpee

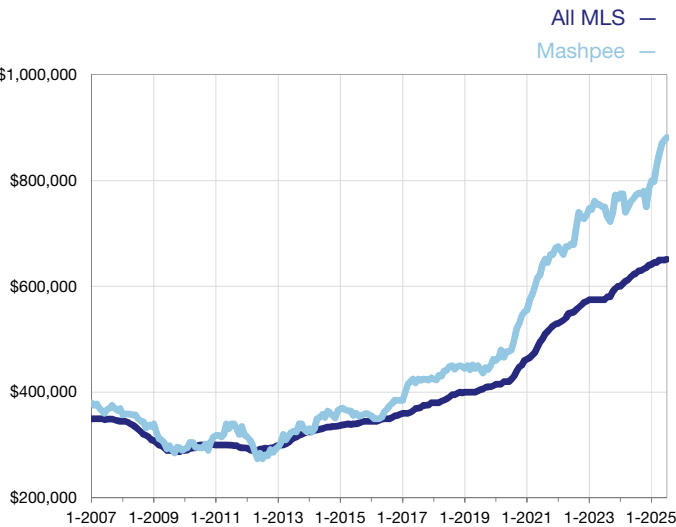
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	19	26	+ 36.8%	135	114	- 15.6%
Closed Sales	17	20	+ 17.6%	122	103	- 15.6%
Median Sales Price*	\$764,500	\$752,500	- 1.6%	\$765,000	\$875,000	+ 14.4%
Inventory of Homes for Sale	75	77	+ 2.7%	--	--	--
Months Supply of Inventory	4.1	4.4	+ 7.3%	--	--	--
Cumulative Days on Market Until Sale	57	48	- 15.8%	67	88	+ 31.3%
Percent of Original List Price Received*	97.4%	93.4%	- 4.1%	96.7%	93.8%	- 3.0%
New Listings	29	35	+ 20.7%	186	187	+ 0.5%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	21	+ 110.0%	75	91	+ 21.3%
Closed Sales	14	14	0.0%	74	74	0.0%
Median Sales Price*	\$595,000	\$541,500	- 9.0%	\$535,000	\$520,000	- 2.8%
Inventory of Homes for Sale	41	63	+ 53.7%	--	--	--
Months Supply of Inventory	4.0	5.4	+ 35.0%	--	--	--
Cumulative Days on Market Until Sale	41	90	+ 119.5%	47	71	+ 51.1%
Percent of Original List Price Received*	96.8%	95.4%	- 1.4%	97.4%	96.7%	- 0.7%
New Listings	16	28	+ 75.0%	106	140	+ 32.1%

* 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

