

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	9	0.0%	233	209	- 10.3%
Closed Sales	22	17	- 22.7%	231	213	- 7.8%
Median Sales Price*	\$1,005,000	\$1,100,000	+ 9.5%	\$783,500	\$870,000	+ 11.0%
Inventory of Homes for Sale	36	45	+ 25.0%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--
Cumulative Days on Market Until Sale	69	86	+ 24.6%	61	73	+ 19.7%
Percent of Original List Price Received*	94.1%	91.2%	- 3.1%	96.3%	93.9%	- 2.5%
New Listings	4	12	+ 200.0%	283	291	+ 2.8%

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

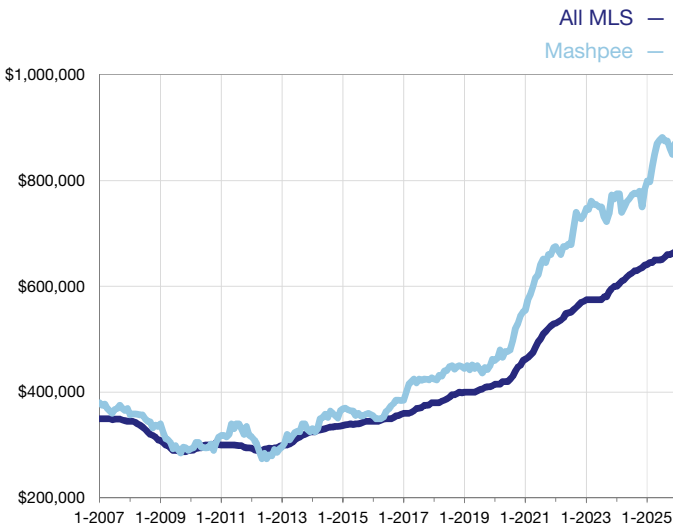
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	11	+ 83.3%	125	151	+ 20.8%
Closed Sales	9	8	- 11.1%	130	142	+ 9.2%
Median Sales Price*	\$579,000	\$457,500	- 21.0%	\$551,950	\$519,500	- 5.9%
Inventory of Homes for Sale	36	38	+ 5.6%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	62	32	- 48.4%	56	76	+ 35.7%
Percent of Original List Price Received*	97.1%	98.1%	+ 1.0%	96.9%	96.1%	- 0.8%
New Listings	4	4	0.0%	166	205	+ 23.5%

* 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

