

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	14	+ 75.0%	20	24	+ 20.0%
Closed Sales	10	7	- 30.0%	31	18	- 41.9%
Median Sales Price*	\$694,500	\$675,000	- 2.8%	\$875,000	\$902,500	+ 3.1%
Inventory of Homes for Sale	38	45	+ 18.4%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--
Cumulative Days on Market Until Sale	76	57	- 25.0%	124	112	- 9.7%
Percent of Original List Price Received*	90.4%	99.1%	+ 9.6%	91.6%	95.3%	+ 4.0%
New Listings	15	16	+ 6.7%	30	32	+ 6.7%

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

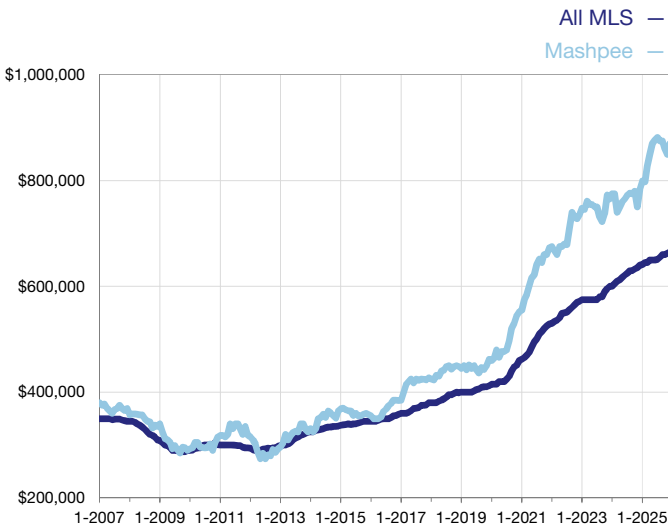
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	8	- 11.1%	19	19	0.0%
Closed Sales	13	4	- 69.2%	17	16	- 5.9%
Median Sales Price*	\$516,000	\$651,250	+ 26.2%	\$516,000	\$538,500	+ 4.4%
Inventory of Homes for Sale	43	35	- 18.6%	--	--	--
Months Supply of Inventory	4.0	2.8	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	81	143	+ 76.5%	71	105	+ 47.9%
Percent of Original List Price Received*	95.1%	90.2%	- 5.2%	95.4%	91.0%	- 4.6%
New Listings	22	11	- 50.0%	32	20	- 37.5%

* 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

