

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	27	+ 107.7%	33	48	+ 45.5%
Closed Sales	5	14	+ 180.0%	36	32	- 11.1%
Median Sales Price*	\$750,000	\$737,500	- 1.7%	\$837,500	\$807,500	- 3.6%
Inventory of Homes for Sale	53	53	0.0%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	84	82	- 2.4%	118	99	- 16.1%
Percent of Original List Price Received*	92.5%	95.0%	+ 2.7%	91.7%	95.1%	+ 3.7%
New Listings	32	35	+ 9.4%	62	66	+ 6.5%

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

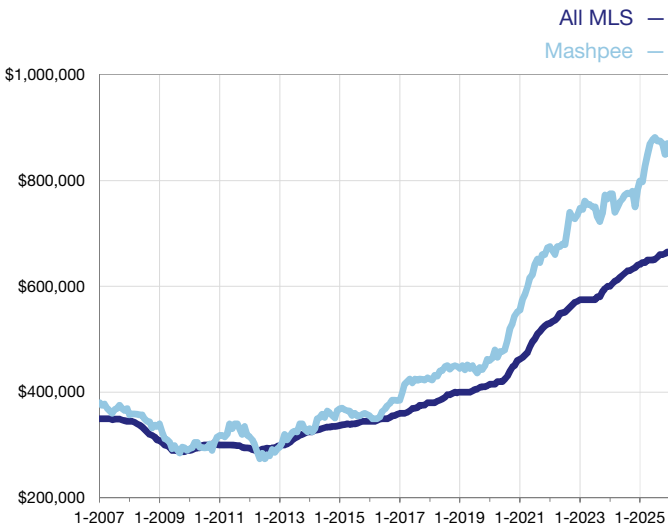
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	19	+ 35.7%	33	36	+ 9.1%
Closed Sales	9	12	+ 33.3%	26	29	+ 11.5%
Median Sales Price*	\$519,000	\$520,000	+ 0.2%	\$519,000	\$520,000	+ 0.2%
Inventory of Homes for Sale	48	36	- 25.0%	--	--	--
Months Supply of Inventory	4.4	2.8	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	92	141	+ 53.3%	78	116	+ 48.7%
Percent of Original List Price Received*	97.6%	94.1%	- 3.6%	96.2%	92.5%	- 3.8%
New Listings	22	18	- 18.2%	54	38	- 29.6%

* 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

