

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	20	34	+ 70.0%	53	78	+ 47.2%
Closed Sales	18	15	- 16.7%	54	47	- 13.0%
Median Sales Price*	\$1,037,500	\$950,000	- 8.4%	\$904,500	\$855,000	- 5.5%
Inventory of Homes for Sale	59	66	+ 11.9%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--
Cumulative Days on Market Until Sale	68	75	+ 10.3%	101	91	- 9.9%
Percent of Original List Price Received*	97.1%	95.6%	- 1.5%	93.5%	95.3%	+ 1.9%
New Listings	31	45	+ 45.2%	93	109	+ 17.2%

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

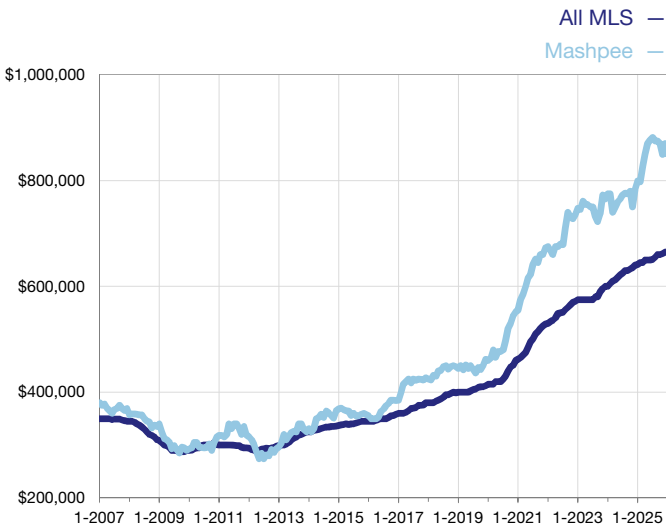
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	17	+ 41.7%	45	52	+ 15.6%
Closed Sales	9	12	+ 33.3%	35	42	+ 20.0%
Median Sales Price*	\$545,000	\$487,000	- 10.6%	\$519,000	\$517,500	- 0.3%
Inventory of Homes for Sale	55	37	- 32.7%	--	--	--
Months Supply of Inventory	5.0	2.8	- 44.0%	--	--	--
Cumulative Days on Market Until Sale	25	103	+ 312.0%	65	112	+ 72.3%
Percent of Original List Price Received*	99.0%	93.9%	- 5.2%	96.9%	92.9%	- 4.1%
New Listings	22	23	+ 4.5%	76	61	- 19.7%

* 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

