

Mashpee

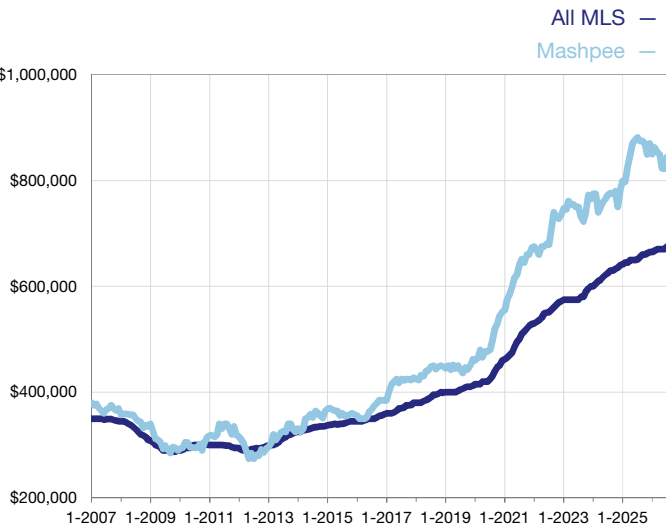
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	24	27	+ 12.5%	111	151	+ 36.0%
Closed Sales	20	27	+ 35.0%	103	132	+ 28.2%
Median Sales Price*	\$752,500	\$840,000	+ 11.6%	\$875,000	\$831,000	- 5.0%
Inventory of Homes for Sale	72	69	- 4.2%	--	--	--
Months Supply of Inventory	4.1	3.4	- 17.1%	--	--	--
Cumulative Days on Market Until Sale	48	43	- 10.4%	88	68	- 22.7%
Percent of Original List Price Received*	93.4%	96.1%	+ 2.9%	93.8%	95.7%	+ 2.0%
New Listings	25	34	+ 36.0%	176	204	+ 15.9%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	14	- 30.0%	89	93	+ 4.5%
Closed Sales	14	9	- 35.7%	74	92	+ 24.3%
Median Sales Price*	\$541,500	\$510,000	- 5.8%	\$520,000	\$502,500	- 3.4%
Inventory of Homes for Sale	67	38	- 43.3%	--	--	--
Months Supply of Inventory	5.8	3.0	- 48.3%	--	--	--
Cumulative Days on Market Until Sale	90	120	+ 33.3%	71	91	+ 28.2%
Percent of Original List Price Received*	95.4%	96.0%	+ 0.6%	96.7%	95.2%	- 1.6%
New Listings	25	17	- 32.0%	137	111	- 19.0%

* 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

