

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

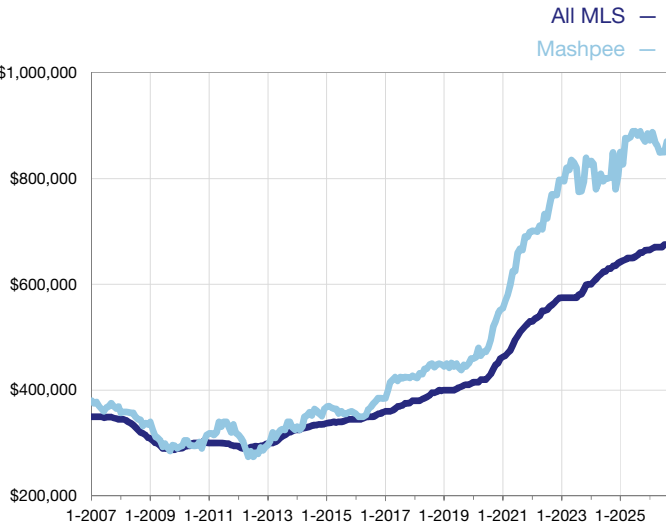
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	24	31	+ 29.2%	142	180	+ 26.8%
Closed Sales	17	15	- 11.8%	124	150	+ 21.0%
Median Sales Price*	\$803,000	\$1,425,000	+ 77.5%	\$870,000	\$857,500	- 1.4%
Inventory of Homes for Sale	80	51	- 36.3%	--	--	--
Months Supply of Inventory	4.5	2.4	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	63	62	- 1.6%	82	67	- 18.3%
Percent of Original List Price Received*	93.1%	92.1%	- 1.1%	93.9%	95.3%	+ 1.5%
New Listings	34	21	- 38.2%	217	224	+ 3.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	16	+ 14.3%	105	105	0.0%
Closed Sales	17	13	- 23.5%	92	106	+ 15.2%
Median Sales Price*	\$575,000	\$585,000	+ 1.7%	\$538,750	\$507,500	- 5.8%
Inventory of Homes for Sale	56	48	- 14.3%	--	--	--
Months Supply of Inventory	4.8	3.7	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	80	80	0.0%	72	89	+ 23.6%
Percent of Original List Price Received*	95.1%	96.5%	+ 1.5%	96.4%	95.3%	- 1.1%
New Listings	11	23	+ 109.1%	150	137	- 8.7%

* 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

