

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Mashpee

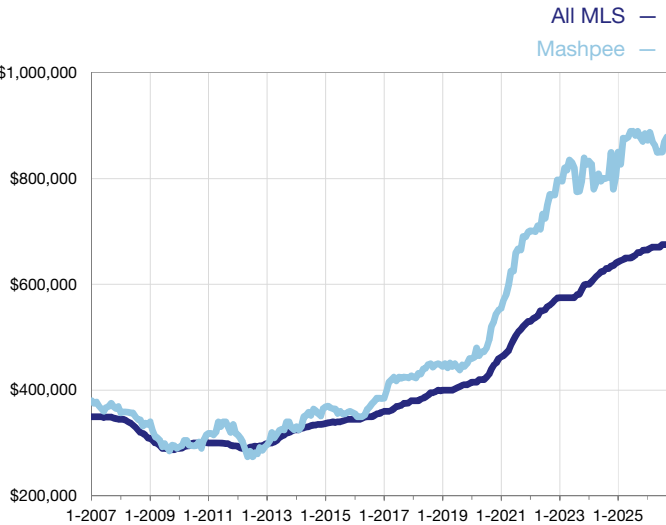
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	25	22	- 12.0%	167	196	+ 17.4%
Closed Sales	31	21	- 32.3%	155	171	+ 10.3%
Median Sales Price*	\$775,000	\$927,000	+ 19.6%	\$870,000	\$860,000	- 1.1%
Inventory of Homes for Sale	77	64	- 16.9%	--	--	--
Months Supply of Inventory	4.2	3.2	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	50	62	+ 24.0%	75	67	- 10.7%
Percent of Original List Price Received*	94.3%	93.7%	- 0.6%	94.0%	95.1%	+ 1.2%
New Listings	30	35	+ 16.7%	247	257	+ 4.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	9	- 47.1%	122	112	- 8.2%
Closed Sales	18	6	- 66.7%	110	112	+ 1.8%
Median Sales Price*	\$494,000	\$534,000	+ 8.1%	\$530,000	\$507,500	- 4.2%
Inventory of Homes for Sale	59	55	- 6.8%	--	--	--
Months Supply of Inventory	4.9	4.6	- 6.1%	--	--	--
Cumulative Days on Market Until Sale	100	53	- 47.0%	77	87	+ 13.0%
Percent of Original List Price Received*	94.9%	97.3%	+ 2.5%	96.2%	95.4%	- 0.8%
New Listings	27	21	- 22.2%	177	158	- 10.7%

* 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

