Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Mashpee

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	24	**17**	- 29.2%	191	**210**	+ 9.9%
Closed Sales	29	**21**	- 27.6%	184	**192**	+ 4.3%
Median Sales Price*	$1,045,000	**$1,005,000**	- 3.8%	$880,000	**$860,750**	- 2.2%
Inventory of Homes for Sale	70	**74**	+ 5.7%	--	--	--
Months Supply of Inventory	3.7	**3.8**	+ 2.7%	--	--	--
Cumulative Days on Market Until Sale	49	**68**	+ 38.8%	71	**67**	- 5.6%
Percent of Original List Price Received*	94.4%	**92.0%**	- 2.5%	94.1%	**94.8%**	+ 0.7%
New Listings	26	**28**	+ 7.7%	273	**284**	+ 4.0%

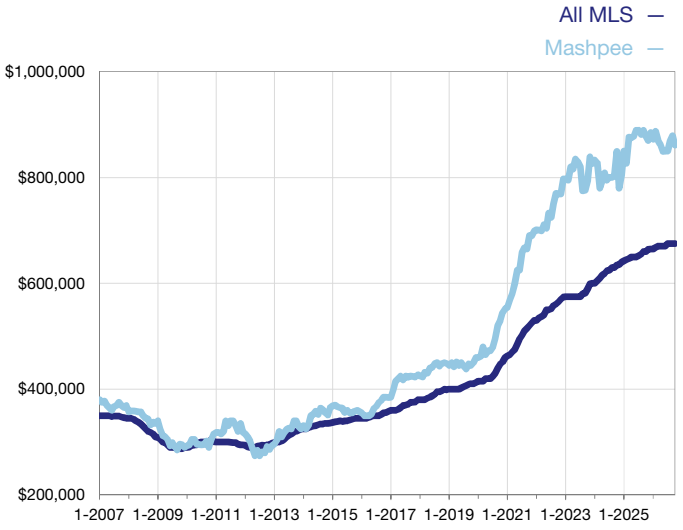
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

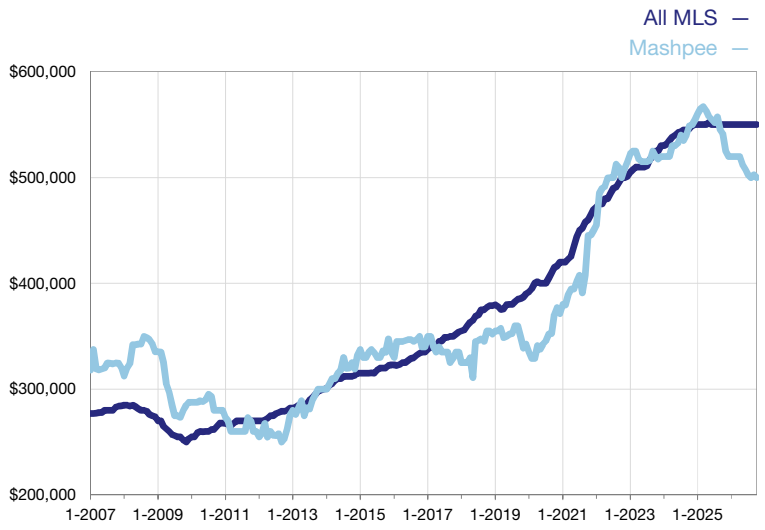
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**10**	- 28.6%	136	**120**	- 11.8%
Closed Sales	17	**12**	- 29.4%	127	**124**	- 2.4%
Median Sales Price*	$525,000	**$504,000**	- 4.0%	$525,000	**$507,500**	- 3.3%
Inventory of Homes for Sale	56	**64**	+ 14.3%	--	--	--
Months Supply of Inventory	4.5	**5.5**	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	84	**55**	- 34.5%	78	**84**	+ 7.7%
Percent of Original List Price Received*	94.2%	**95.5%**	+ 1.4%	95.9%	**95.4%**	- 0.5%
New Listings	15	**20**	+ 33.3%	192	**178**	- 7.3%

* 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



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