

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sandwich

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	21	+ 50.0%	290	234	- 19.3%
Closed Sales	23	19	- 17.4%	296	230	- 22.3%
Median Sales Price*	\$585,000	\$590,000	+ 0.9%	\$569,700	\$622,500	+ 9.3%
Inventory of Homes for Sale	25	30	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	56	+ 180.0%	34	33	- 2.9%
Percent of Original List Price Received*	102.7%	91.8%	- 10.6%	101.5%	99.5%	- 2.0%
New Listings	15	11	- 26.7%	329	293	- 10.9%

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

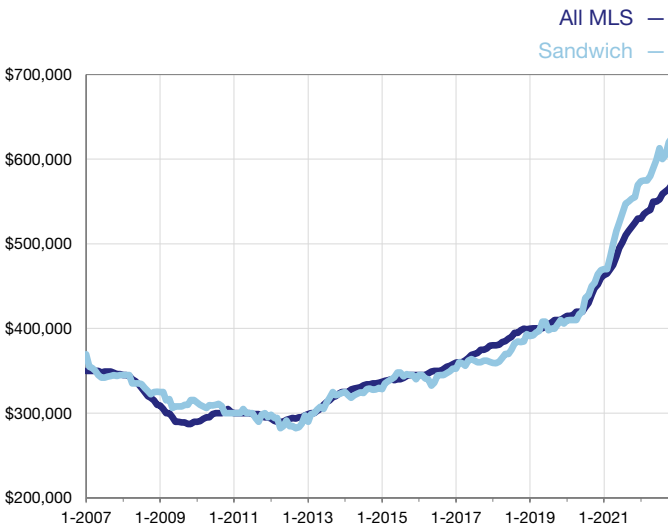
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	3	+ 50.0%	24	23	- 4.2%
Closed Sales	0	0	--	25	22	- 12.0%
Median Sales Price*	\$0	\$0	--	\$325,000	\$394,500	+ 21.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	19	11	- 42.1%
Percent of Original List Price Received*	0.0%	0.0%	--	104.6%	104.7%	+ 0.1%
New Listings	0	1	--	23	27	+ 17.4%

\* 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

