

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	17	- 22.7%	22	17	- 22.7%
Closed Sales	14	10	- 28.6%	14	10	- 28.6%
Median Sales Price*	\$585,000	\$635,000	+ 8.5%	\$585,000	\$635,000	+ 8.5%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	51	40	- 21.6%	51	40	- 21.6%
Percent of Original List Price Received*	98.7%	94.8%	- 4.0%	98.7%	94.8%	- 4.0%
New Listings	15	11	- 26.7%	15	11	- 26.7%

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

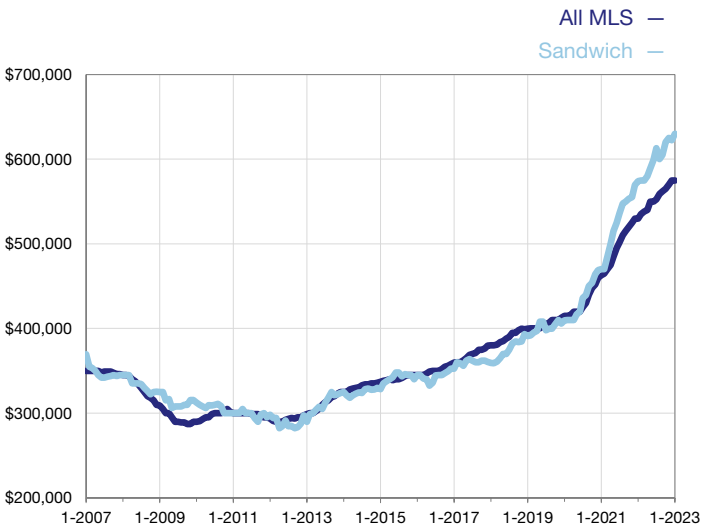
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$350,000	\$392,000	+ 12.0%	\$350,000	\$392,000	+ 12.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	12	59	+ 391.7%	12	59	+ 391.7%
Percent of Original List Price Received*	104.5%	96.2%	- 7.9%	104.5%	96.2%	- 7.9%
New Listings	1	1	0.0%	1	1	0.0%

* 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

