

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sandwich

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	29	37	+ 27.6%	160	202	+ 26.3%
Closed Sales	31	36	+ 16.1%	157	188	+ 19.7%
Median Sales Price*	\$420,000	<b>\$372,500</b>	- 11.3%	\$385,000	<b>\$381,200</b>	- 1.0%
Inventory of Homes for Sale	160	136	- 15.0%	--	--	--
Months Supply of Inventory	7.3	5.1	- 30.1%	--	--	--
Cumulative Days on Market Until Sale	112	83	- 25.9%	117	88	- 24.8%
Percent of Original List Price Received*	97.0%	95.2%	- 1.9%	95.6%	95.8%	+ 0.2%
New Listings	40	40	0.0%	271	297	+ 9.6%

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

### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	6	+ 500.0%	14	22	+ 57.1%
Closed Sales	0	2	--	12	17	+ 41.7%
Median Sales Price*	\$0	<b>\$218,500</b>	--	\$251,000	<b>\$280,000</b>	+ 11.6%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	6.3	4.8	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	0	182	--	33	93	+ 181.8%
Percent of Original List Price Received*	0.0%	92.5%	--	96.2%	94.9%	- 1.4%
New Listings	7	2	- 71.4%	31	27	- 12.9%

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

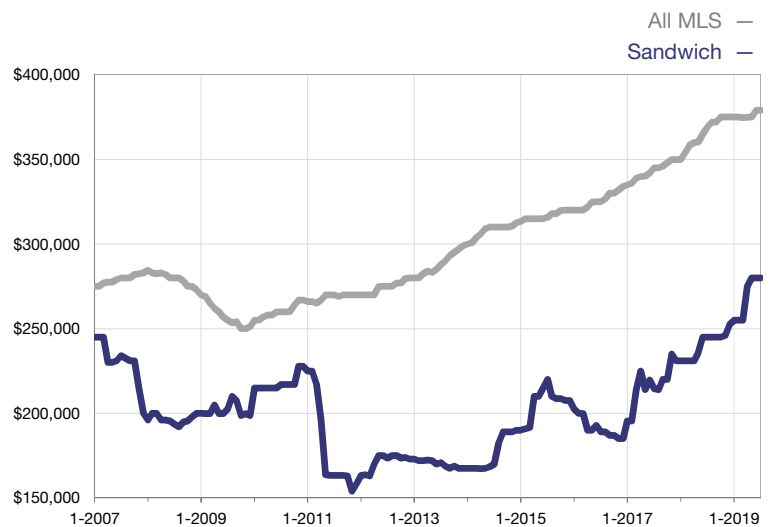
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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