

Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	32	29	- 9.4%	245	267	+ 9.0%
Closed Sales	37	29	- 21.6%	233	252	+ 8.2%
Median Sales Price*	\$415,000	\$438,000	+ 5.5%	\$395,730	\$404,000	+ 2.1%
Inventory of Homes for Sale	152	135	- 11.2%	--	--	--
Months Supply of Inventory	6.6	5.4	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	99	139	+ 40.4%	111	97	- 12.6%
Percent of Original List Price Received*	94.7%	98.8%	+ 4.3%	95.6%	95.9%	+ 0.3%
New Listings	42	35	- 16.7%	388	404	+ 4.1%

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

Condominium Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	4	+ 300.0%	19	31	+ 63.2%
Closed Sales	0	1	--	18	27	+ 50.0%
Median Sales Price*	\$0	\$295,000	--	\$251,000	\$280,000	+ 11.6%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	5.4	1.5	- 72.2%	--	--	--
Cumulative Days on Market Until Sale	0	45	--	48	103	+ 114.6%
Percent of Original List Price Received*	0.0%	90.8%	--	96.3%	94.4%	- 2.0%
New Listings	3	2	- 33.3%	41	32	- 22.0%

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

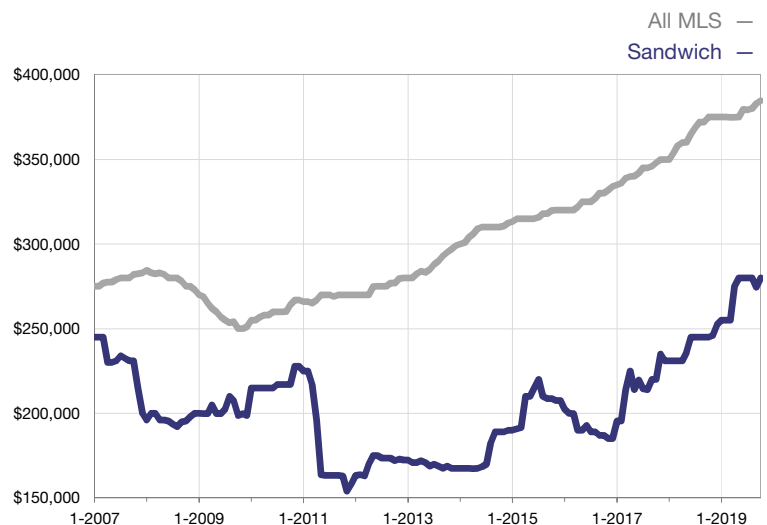
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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