

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	19	+ 46.2%	276	218	- 21.0%
Closed Sales	27	17	- 37.0%	273	210	- 23.1%
Median Sales Price*	\$601,000	\$660,000	+ 9.8%	\$566,000	\$630,000	+ 11.3%
Inventory of Homes for Sale	31	46	+ 48.4%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	35	31	- 11.4%
Percent of Original List Price Received*	101.0%	95.8%	- 5.1%	101.4%	100.2%	- 1.2%
New Listings	13	15	+ 15.4%	314	282	- 10.2%

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

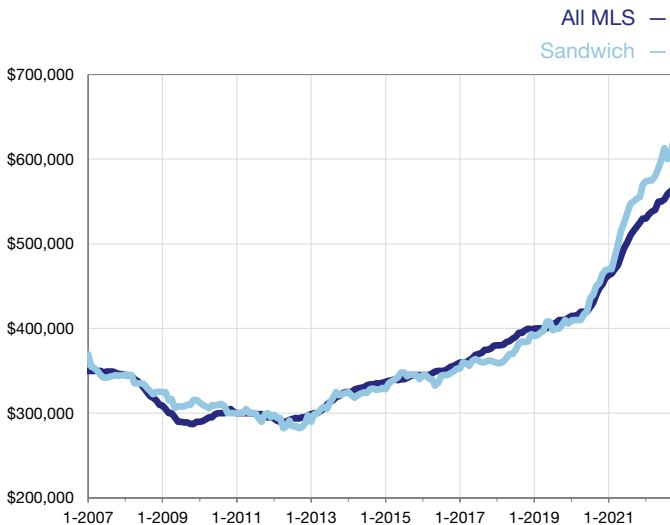
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	1	--	22	21	- 4.5%
Closed Sales	1	0	- 100.0%	25	22	- 12.0%
Median Sales Price*	\$335,000	\$0	- 100.0%	\$325,000	\$394,500	+ 21.4%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	30	0	- 100.0%	19	11	- 42.1%
Percent of Original List Price Received*	90.8%	0.0%	- 100.0%	104.6%	104.7%	+ 0.1%
New Listings	3	4	+ 33.3%	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

