

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	19	+ 137.5%	30	34	+ 13.3%
Closed Sales	15	13	- 13.3%	29	23	- 20.7%
Median Sales Price*	\$530,000	\$735,000	+ 38.7%	\$575,000	\$730,000	+ 27.0%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	28	107	+ 282.1%	39	78	+ 100.0%
Percent of Original List Price Received*	98.5%	96.4%	- 2.1%	98.6%	95.7%	- 2.9%
New Listings	12	22	+ 83.3%	27	32	+ 18.5%

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

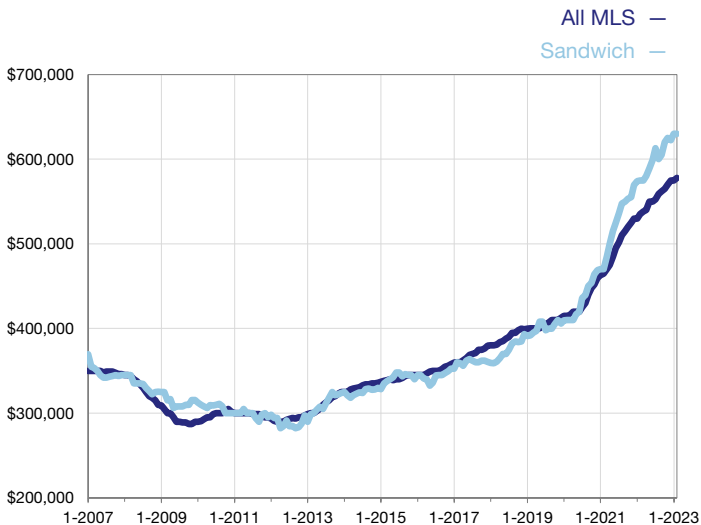
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	2	5	+ 150.0%
Closed Sales	1	1	0.0%	3	4	+ 33.3%
Median Sales Price*	\$260,000	\$200,000	- 23.1%	\$350,000	\$392,000	+ 12.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	1	14	+ 1,300.0%	8	48	+ 500.0%
Percent of Original List Price Received*	98.2%	98.0%	- 0.2%	102.4%	96.7%	- 5.6%
New Listings	3	2	- 33.3%	4	3	- 25.0%

* 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

