

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sandwich

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	30	+ 30.4%	72	73	+ 1.4%
Closed Sales	14	16	+ 14.3%	61	52	- 14.8%
Median Sales Price*	\$605,000	<b>\$653,500</b>	+ 8.0%	\$560,000	<b>\$689,000</b>	+ 23.0%
Inventory of Homes for Sale	38	28	- 26.3%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	36	62	+ 72.2%
Percent of Original List Price Received*	100.3%	100.8%	+ 0.5%	100.4%	97.6%	- 2.8%
New Listings	36	25	- 30.6%	90	84	- 6.7%

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

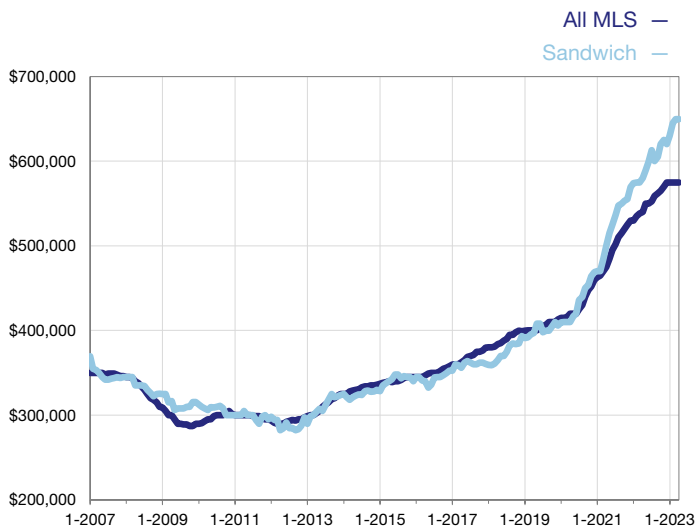
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	12	8	- 33.3%
Closed Sales	1	1	0.0%	4	8	+ 100.0%
Median Sales Price*	\$420,000	<b>\$378,000</b>	- 10.0%	\$350,000	<b>\$385,000</b>	+ 10.0%
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	2.5	--	--	--	--
Cumulative Days on Market Until Sale	5	15	+ 200.0%	8	45	+ 462.5%
Percent of Original List Price Received*	101.2%	96.9%	- 4.2%	102.1%	95.7%	- 6.3%
New Listings	5	5	0.0%	12	12	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

