

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	29	- 3.3%	123	106	- 13.8%
Closed Sales	26	26	0.0%	105	98	- 6.7%
Median Sales Price*	\$655,000	\$674,500	+ 3.0%	\$600,000	\$678,000	+ 13.0%
Inventory of Homes for Sale	46	32	- 30.4%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	12	35	+ 191.7%	34	46	+ 35.3%
Percent of Original List Price Received*	107.5%	99.8%	- 7.2%	102.5%	98.0%	- 4.4%
New Listings	43	30	- 30.2%	150	118	- 21.3%

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

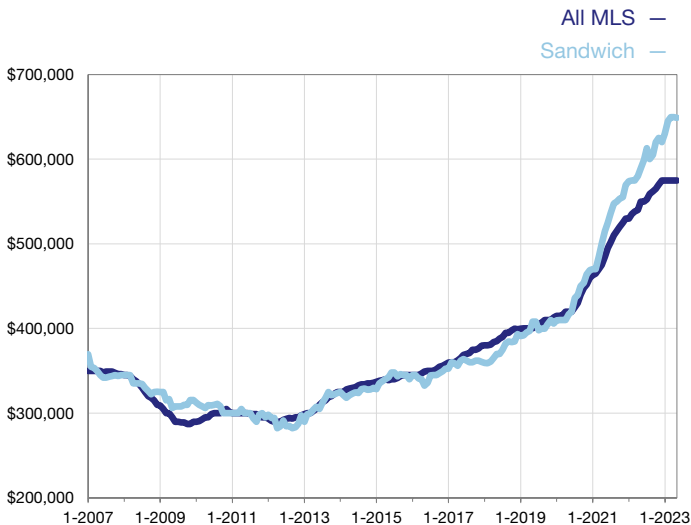
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	8	+ 300.0%	13	16	+ 23.1%
Closed Sales	7	4	- 42.9%	13	12	- 7.7%
Median Sales Price*	\$417,000	\$440,000	+ 5.5%	\$406,500	\$392,000	- 3.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	11	28	+ 154.5%	13	38	+ 192.3%
Percent of Original List Price Received*	108.5%	98.0%	- 9.7%	105.3%	96.4%	- 8.5%
New Listings	2	3	+ 50.0%	14	16	+ 14.3%

* 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

