

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	26	0.0%	149	129	- 13.4%
Closed Sales	33	29	- 12.1%	138	128	- 7.2%
Median Sales Price*	\$770,000	\$636,000	- 17.4%	\$627,500	\$664,950	+ 6.0%
Inventory of Homes for Sale	63	30	- 52.4%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	23	33	+ 43.5%	31	43	+ 38.7%
Percent of Original List Price Received*	102.0%	101.6%	- 0.4%	102.4%	98.8%	- 3.5%
New Listings	43	24	- 44.2%	193	142	- 26.4%

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

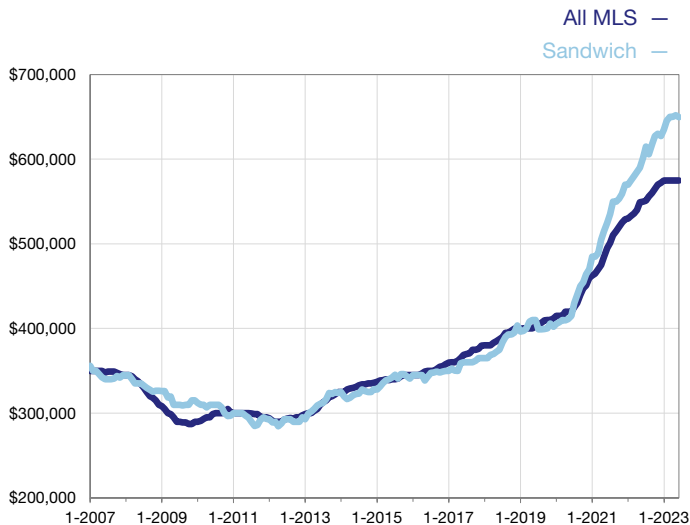
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	16	17	+ 6.3%
Closed Sales	2	6	+ 200.0%	15	18	+ 20.0%
Median Sales Price*	\$404,000	\$426,950	+ 5.7%	\$406,500	\$398,000	- 2.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	18	38	+ 111.1%	13	38	+ 192.3%
Percent of Original List Price Received*	110.6%	99.6%	- 9.9%	106.0%	97.5%	- 8.0%
New Listings	3	0	- 100.0%	17	16	- 5.9%

* 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

