

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	30	+ 30.4%	172	156	- 9.3%
Closed Sales	29	15	- 48.3%	167	144	- 13.8%
Median Sales Price*	\$685,000	\$685,000	0.0%	\$630,000	\$664,950	+ 5.5%
Inventory of Homes for Sale	65	29	- 55.4%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	34	47	+ 38.2%	32	43	+ 34.4%
Percent of Original List Price Received*	101.5%	98.1%	- 3.3%	102.2%	98.7%	- 3.4%
New Listings	27	29	+ 7.4%	220	169	- 23.2%

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

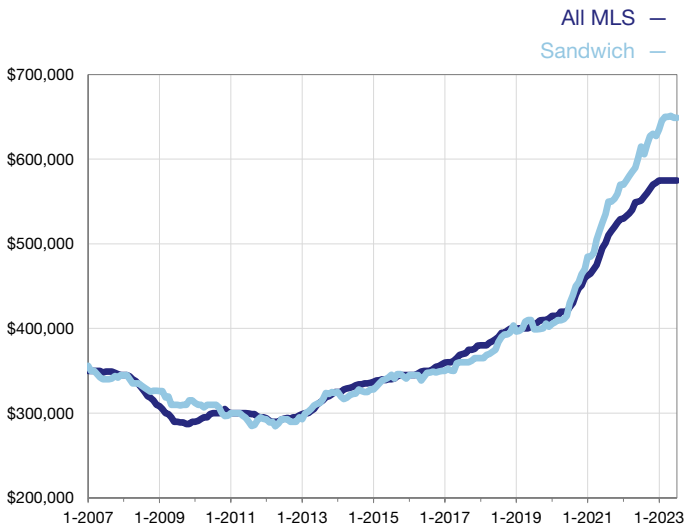
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	18	18	0.0%
Closed Sales	3	2	- 33.3%	18	20	+ 11.1%
Median Sales Price*	\$399,000	\$389,950	- 2.3%	\$402,750	\$398,000	- 1.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	18	14	- 22.2%	14	35	+ 150.0%
Percent of Original List Price Received*	106.2%	97.2%	- 8.5%	106.1%	97.5%	- 8.1%
New Listings	3	1	- 66.7%	20	17	- 15.0%

* 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

