

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sandwich

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	29	+ 16.0%	197	184	- 6.6%
Closed Sales	26	26	0.0%	193	170	- 11.9%
Median Sales Price*	\$589,950	<b>\$673,650</b>	+ 14.2%	\$630,000	<b>\$670,500</b>	+ 6.4%
Inventory of Homes for Sale	71	35	- 50.7%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	37	35	- 5.4%	33	42	+ 27.3%
Percent of Original List Price Received*	98.1%	<b>96.9%</b>	- 1.2%	101.7%	<b>98.4%</b>	- 3.2%
New Listings	40	32	- 20.0%	260	201	- 22.7%

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

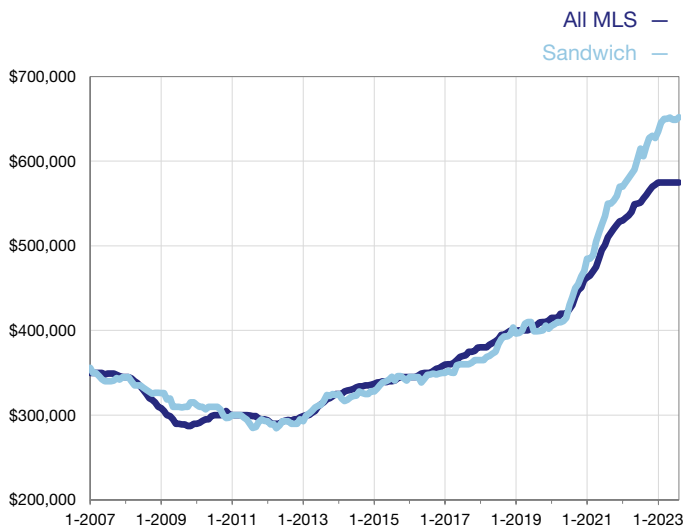
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	21	20	- 4.8%
Closed Sales	1	1	0.0%	19	21	+ 10.5%
Median Sales Price*	\$330,000	<b>\$352,000</b>	+ 6.7%	\$399,000	<b>\$392,000</b>	- 1.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	15	23	+ 53.3%	14	35	+ 150.0%
Percent of Original List Price Received*	97.1%	<b>100.6%</b>	+ 3.6%	105.6%	<b>97.6%</b>	- 7.6%
New Listings	1	3	+ 200.0%	21	20	- 4.8%

\* 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

