

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	25	+ 13.6%	219	201	- 8.2%
Closed Sales	22	27	+ 22.7%	215	197	- 8.4%
Median Sales Price*	\$644,950	\$699,000	+ 8.4%	\$630,000	\$671,000	+ 6.5%
Inventory of Homes for Sale	73	50	- 31.5%	--	--	--
Months Supply of Inventory	2.9	2.2	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	49	51	+ 4.1%	34	43	+ 26.5%
Percent of Original List Price Received*	94.8%	101.9%	+ 7.5%	101.0%	98.9%	- 2.1%
New Listings	30	39	+ 30.0%	290	238	- 17.9%

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

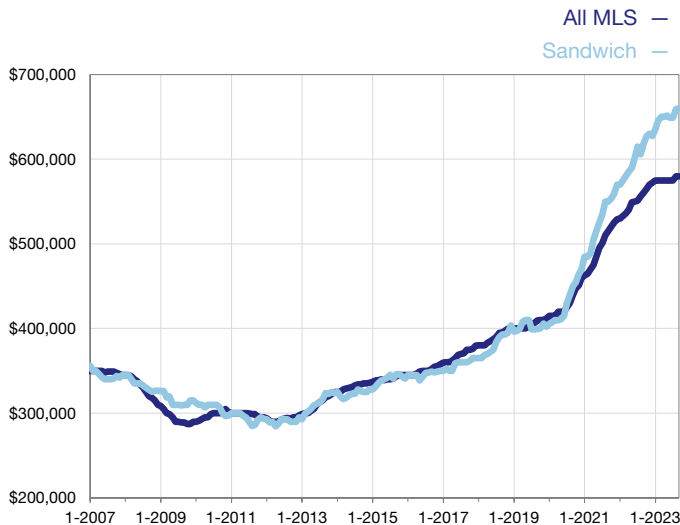
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	21	20	- 4.8%
Closed Sales	4	0	- 100.0%	23	21	- 8.7%
Median Sales Price*	\$363,750	\$0	- 100.0%	\$390,000	\$392,000	+ 0.5%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--
Cumulative Days on Market Until Sale	26	0	- 100.0%	16	35	+ 118.8%
Percent of Original List Price Received*	97.0%	0.0%	- 100.0%	104.1%	97.6%	- 6.2%
New Listings	1	1	0.0%	22	21	- 4.5%

* 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

