

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	27	- 10.0%	249	225	- 9.6%
Closed Sales	28	23	- 17.9%	243	220	- 9.5%
Median Sales Price*	\$626,250	\$655,000	+ 4.6%	\$630,000	\$670,500	+ 6.4%
Inventory of Homes for Sale	71	50	- 29.6%	--	--	--
Months Supply of Inventory	3.0	2.2	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	37	21	- 43.2%	35	41	+ 17.1%
Percent of Original List Price Received*	96.5%	97.1%	+ 0.6%	100.4%	98.7%	- 1.7%
New Listings	33	29	- 12.1%	323	268	- 17.0%

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

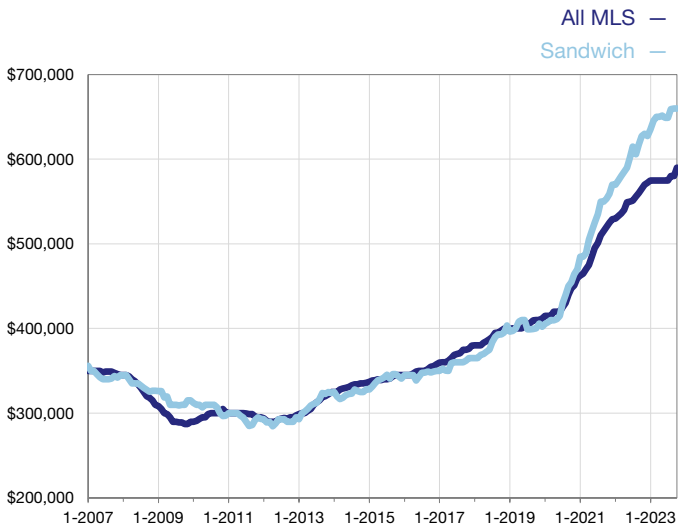
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	21	22	+ 4.8%
Closed Sales	0	0	--	23	21	- 8.7%
Median Sales Price*	\$0	\$0	--	\$390,000	\$392,000	+ 0.5%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	16	35	+ 118.8%
Percent of Original List Price Received*	0.0%	0.0%	--	104.1%	97.6%	- 6.2%
New Listings	1	5	+ 400.0%	23	26	+ 13.0%

* 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

