

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sandwich

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	18	- 18.2%	271	239	- 11.8%
Closed Sales	25	22	- 12.0%	268	242	- 9.7%
Median Sales Price*	\$660,000	<b>\$582,500</b>	- 11.7%	\$635,000	<b>\$661,000</b>	+ 4.1%
Inventory of Homes for Sale	62	40	- 35.5%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	41	25	- 39.0%	35	39	+ 11.4%
Percent of Original List Price Received*	95.4%	100.4%	+ 5.2%	100.0%	98.9%	- 1.1%
New Listings	20	16	- 20.0%	343	282	- 17.8%

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

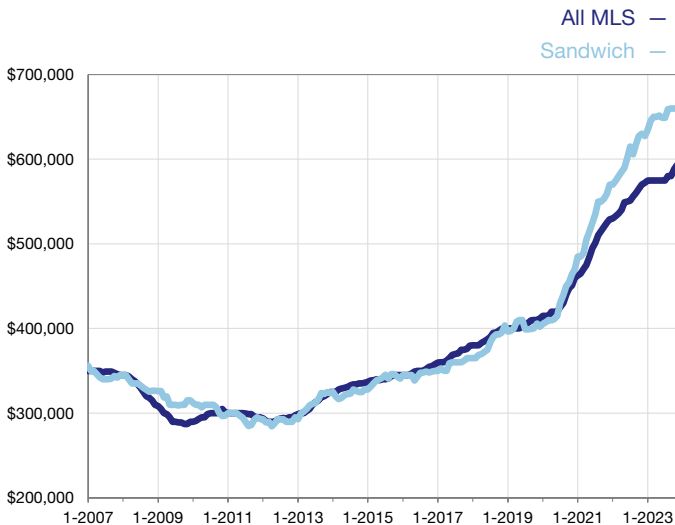
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	22	25	+ 13.6%
Closed Sales	0	4	--	23	26	+ 13.0%
Median Sales Price*	\$0	<b>\$450,500</b>	--	\$390,000	<b>\$404,500</b>	+ 3.7%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	0	62	--	16	38	+ 137.5%
Percent of Original List Price Received*	0.0%	95.0%	--	104.1%	97.1%	- 6.7%
New Listings	4	1	- 75.0%	27	27	0.0%

\* 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

