

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	14	- 33.3%	292	249	- 14.7%
Closed Sales	26	9	- 65.4%	294	252	- 14.3%
Median Sales Price*	\$567,309	\$624,000	+ 10.0%	\$627,500	\$660,000	+ 5.2%
Inventory of Homes for Sale	42	30	- 28.6%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	67	25	- 62.7%	38	39	+ 2.6%
Percent of Original List Price Received*	90.7%	100.9%	+ 11.2%	99.1%	98.9%	- 0.2%
New Listings	12	9	- 25.0%	355	290	- 18.3%

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

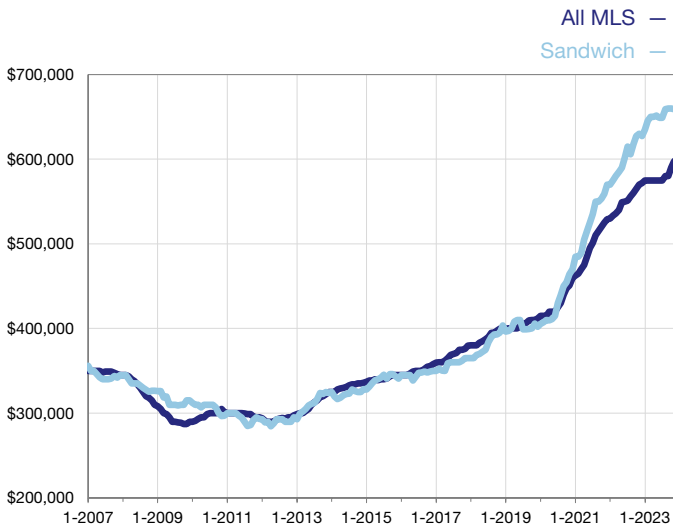
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	25	28	+ 12.0%
Closed Sales	1	3	+ 200.0%	24	29	+ 20.8%
Median Sales Price*	\$170,000	\$380,000	+ 123.5%	\$381,250	\$392,000	+ 2.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	46	+ 53.3%	17	39	+ 129.4%
Percent of Original List Price Received*	100.0%	98.3%	- 1.7%	103.9%	97.3%	- 6.4%
New Listings	1	1	0.0%	28	28	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

