

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

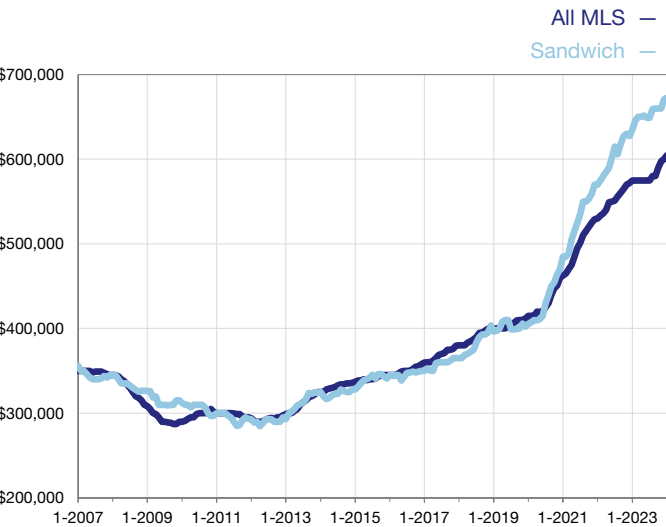
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	16	0.0%	16	16	0.0%
Closed Sales	14	12	- 14.3%	14	12	- 14.3%
Median Sales Price*	\$635,000	\$636,000	+ 0.2%	\$635,000	\$636,000	+ 0.2%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	40	32	- 20.0%	40	32	- 20.0%
Percent of Original List Price Received*	95.4%	93.4%	- 2.1%	95.4%	93.4%	- 2.1%
New Listings	12	10	- 16.7%	12	10	- 16.7%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$392,000	\$419,000	+ 6.9%	\$392,000	\$419,000	+ 6.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	54	26	- 51.9%	54	26	- 51.9%
Percent of Original List Price Received*	96.2%	100.0%	+ 4.0%	96.2%	100.0%	+ 4.0%
New Listings	1	4	+ 300.0%	1	4	+ 300.0%

* 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

