

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

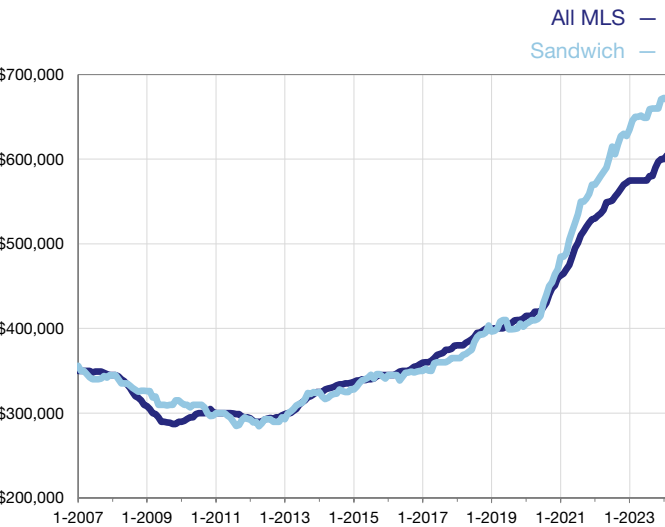
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	19	0.0%	35	32	- 8.6%
Closed Sales	18	20	+ 11.1%	32	32	0.0%
Median Sales Price*	\$712,500	\$697,000	- 2.2%	\$694,000	\$692,000	- 0.3%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	72	80	+ 11.1%	58	62	+ 6.9%
Percent of Original List Price Received*	95.7%	91.3%	- 4.6%	95.6%	92.1%	- 3.7%
New Listings	21	24	+ 14.3%	33	34	+ 3.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	5	4	- 20.0%
Closed Sales	1	2	+ 100.0%	4	3	- 25.0%
Median Sales Price*	\$200,000	\$301,000	+ 50.5%	\$392,000	\$301,000	- 23.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	14	0.0%	44	18	- 59.1%
Percent of Original List Price Received*	98.0%	97.1%	- 0.9%	96.7%	98.1%	+ 1.4%
New Listings	3	0	- 100.0%	4	4	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

