

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

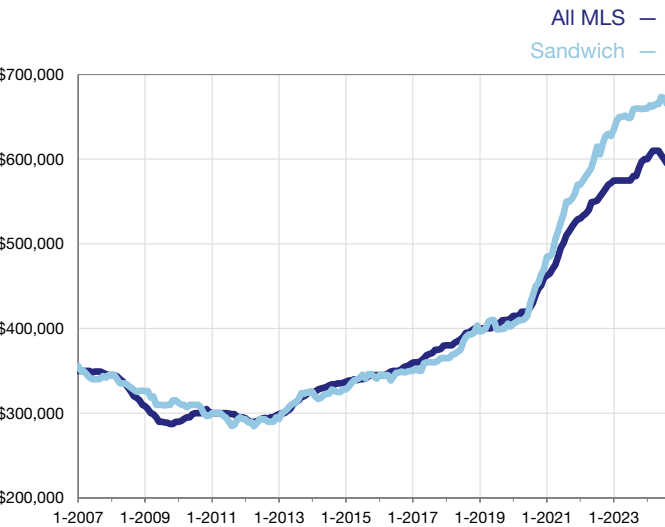
Single-Family Properties	August			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	24	24	0.0%	173	194	+ 12.1%
Closed Sales	26	26	0.0%	170	188	+ 10.6%
Median Sales Price*	\$673,650	\$718,000	+ 6.6%	\$670,500	\$750,000	+ 11.9%
Inventory of Homes for Sale	45	56	+ 24.4%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	42	48	+ 14.3%
Percent of Original List Price Received*	96.9%	97.8%	+ 0.9%	98.4%	97.5%	- 0.9%
New Listings	32	30	- 6.3%	199	239	+ 20.1%

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

Condominium Properties	August			Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	5	+ 400.0%	19	18	- 5.3%
Closed Sales	1	3	+ 200.0%	21	15	- 28.6%
Median Sales Price*	\$352,000	\$399,000	+ 13.4%	\$392,000	\$350,000	- 10.7%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--
Cumulative Days on Market Until Sale	23	54	+ 134.8%	35	30	- 14.3%
Percent of Original List Price Received*	100.6%	90.8%	- 9.7%	97.6%	96.8%	- 0.8%
New Listings	3	4	+ 33.3%	20	25	+ 25.0%

* 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

