

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

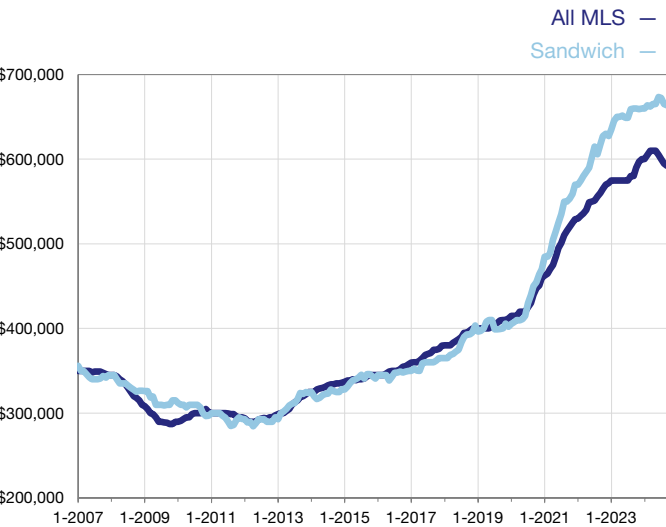
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	28	+ 21.7%	196	220	+ 12.2%
Closed Sales	27	20	- 25.9%	197	208	+ 5.6%
Median Sales Price*	\$699,000	\$722,500	+ 3.4%	\$671,000	\$750,000	+ 11.8%
Inventory of Homes for Sale	56	59	+ 5.4%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	43	39	- 9.3%	42	47	+ 11.9%
Percent of Original List Price Received*	101.9%	97.6%	- 4.2%	98.9%	97.5%	- 1.4%
New Listings	38	35	- 7.9%	237	274	+ 15.6%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	3	--	19	21	+ 10.5%
Closed Sales	0	3	--	21	18	- 14.3%
Median Sales Price*	\$0	\$520,000	--	\$392,000	\$381,250	- 2.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	0	87	--	35	39	+ 11.4%
Percent of Original List Price Received*	0.0%	90.1%	--	97.6%	95.7%	- 1.9%
New Listings	2	1	- 50.0%	22	26	+ 18.2%

* 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

