

# Local Market Update – October 2024

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## Sandwich

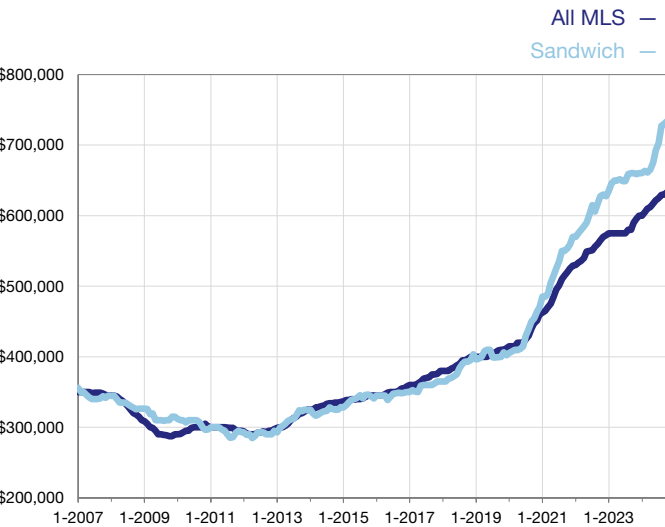
| Single-Family Properties                 | October   |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 21        | 24        | + 14.3% | 217          | 241       | + 11.1% |
| Closed Sales                             | 23        | 17        | - 26.1% | 220          | 225       | + 2.3%  |
| Median Sales Price*                      | \$655,000 | \$734,000 | + 12.1% | \$670,500    | \$750,000 | + 11.9% |
| Inventory of Homes for Sale              | 59        | 53        | - 10.2% | --           | --        | --      |
| Months Supply of Inventory               | 2.7       | 2.4       | - 11.1% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 21        | 38        | + 81.0% | 40           | 47        | + 17.5% |
| Percent of Original List Price Received* | 97.1%     | 98.1%     | + 1.0%  | 98.7%        | 97.6%     | - 1.1%  |
| New Listings                             | 27        | 27        | 0.0%    | 264          | 300       | + 13.6% |

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

| Condominium Properties                   | October   |           |          | Year to Date |           |         |
|--|-----------|-----------|----------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |           |           |          |              |           |         |
| Pending Sales                            | 4         | 0         | - 100.0% | 23           | 22        | - 4.3%  |
| Closed Sales                             | 1         | 3         | + 200.0% | 22           | 21        | - 4.5%  |
| Median Sales Price*                      | \$415,000 | \$535,000 | + 28.9%  | \$398,000    | \$399,000 | + 0.3%  |
| Inventory of Homes for Sale              | 4         | 3         | - 25.0%  | --           | --        | --      |
| Months Supply of Inventory               | 1.5       | 1.2       | - 20.0%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 20        | 99        | + 395.0% | 34           | 48        | + 41.2% |
| Percent of Original List Price Received* | 95.4%     | 86.8%     | - 9.0%   | 97.5%        | 94.4%     | - 3.2%  |
| New Listings                             | 4         | 1         | - 75.0%  | 26           | 28        | + 7.7%  |

\* 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

