

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sandwich

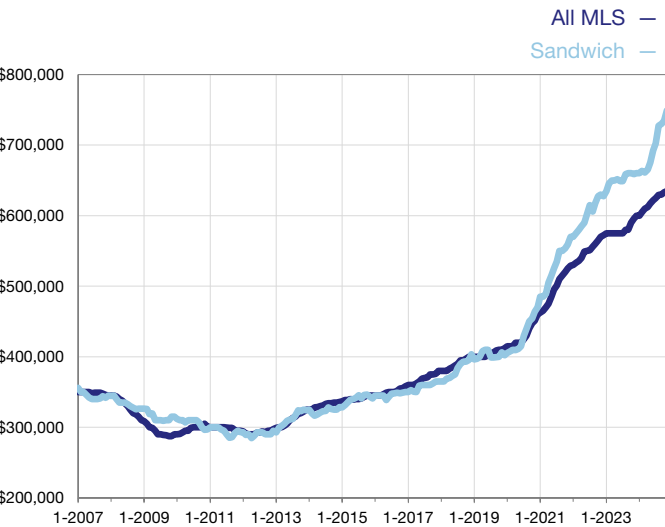
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	31	+ 93.8%	233	268	+ 15.0%
Closed Sales	23	23	0.0%	243	249	+ 2.5%
Median Sales Price*	\$590,000	\$740,000	+ 25.4%	\$662,000	\$749,000	+ 13.1%
Inventory of Homes for Sale	51	43	- 15.7%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	40	+ 60.0%	38	46	+ 21.1%
Percent of Original List Price Received*	100.2%	96.5%	- 3.7%	98.8%	97.4%	- 1.4%
New Listings	17	24	+ 41.2%	281	323	+ 14.9%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	24	25	+ 4.2%
Closed Sales	4	2	- 50.0%	26	23	- 11.5%
Median Sales Price*	\$450,500	\$664,450	+ 47.5%	\$404,500	\$399,000	- 1.4%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	62	94	+ 51.6%	38	52	+ 36.8%
Percent of Original List Price Received*	95.0%	97.8%	+ 2.9%	97.1%	94.7%	- 2.5%
New Listings	1	1	0.0%	27	29	+ 7.4%

\* 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

