

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

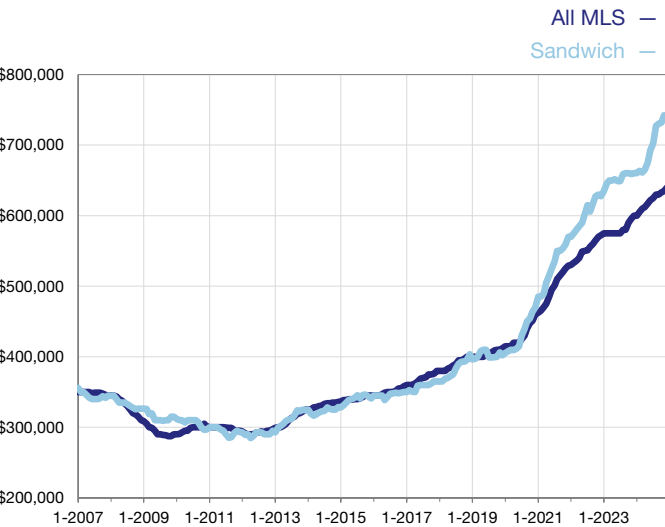
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	13	16	+ 23.1%	246	277	+ 12.6%
Closed Sales	9	25	+ 177.8%	252	274	+ 8.7%
Median Sales Price*	\$624,000	\$670,000	+ 7.4%	\$660,000	\$739,900	+ 12.1%
Inventory of Homes for Sale	42	34	- 19.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	25	60	+ 140.0%	38	47	+ 23.7%
Percent of Original List Price Received*	100.9%	93.0%	- 7.8%	98.9%	97.0%	- 1.9%
New Listings	9	11	+ 22.2%	290	333	+ 14.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	27	26	- 3.7%
Closed Sales	3	2	- 33.3%	29	25	- 13.8%
Median Sales Price*	\$380,000	\$377,000	- 0.8%	\$392,000	\$399,000	+ 1.8%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	46	122	+ 165.2%	39	58	+ 48.7%
Percent of Original List Price Received*	98.3%	85.1%	- 13.4%	97.3%	94.0%	- 3.4%
New Listings	1	0	- 100.0%	28	29	+ 3.6%

* 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

