

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Sandwich

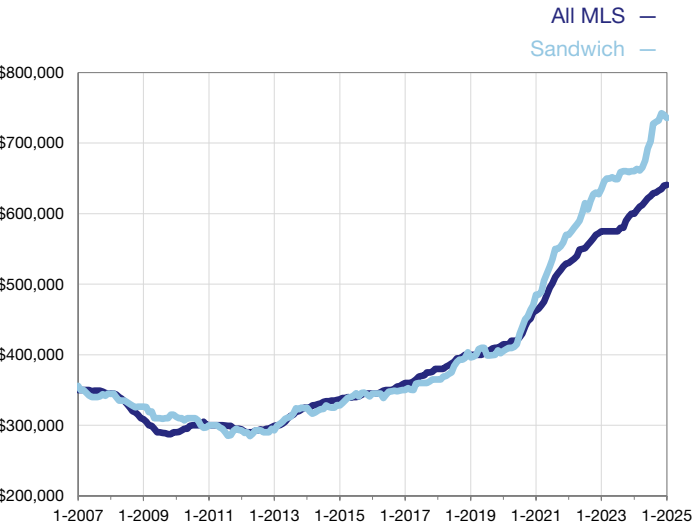
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	17	+ 30.8%	13	17	+ 30.8%
Closed Sales	12	20	+ 66.7%	12	20	+ 66.7%
Median Sales Price*	\$636,000	\$705,000	+ 10.8%	\$636,000	\$705,000	+ 10.8%
Inventory of Homes for Sale	36	32	- 11.1%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	32	54	+ 68.8%	32	54	+ 68.8%
Percent of Original List Price Received*	93.4%	94.7%	+ 1.4%	93.4%	94.7%	+ 1.4%
New Listings	10	11	+ 10.0%	10	11	+ 10.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$419,000	\$260,000	- 37.9%	\$419,000	\$260,000	- 37.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	26	81	+ 211.5%	26	81	+ 211.5%
Percent of Original List Price Received*	100.0%	94.5%	- 5.5%	100.0%	94.5%	- 5.5%
New Listings	4	1	- 75.0%	4	1	- 75.0%

\* 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

