

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

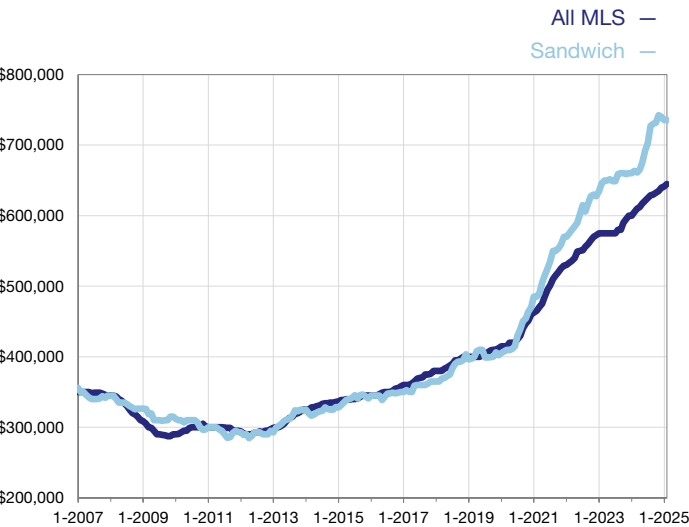
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	19	+ 11.8%	30	33	+ 10.0%
Closed Sales	20	12	- 40.0%	32	32	0.0%
Median Sales Price*	\$697,000	\$670,000	- 3.9%	\$692,000	\$690,000	- 0.3%
Inventory of Homes for Sale	40	36	- 10.0%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	80	54	- 32.5%	62	54	- 12.9%
Percent of Original List Price Received*	91.3%	96.4%	+ 5.6%	92.1%	95.3%	+ 3.5%
New Listings	23	27	+ 17.4%	33	37	+ 12.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	4	2	- 50.0%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Median Sales Price*	\$301,000	\$445,000	+ 47.8%	\$301,000	\$352,500	+ 17.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	14	62	+ 342.9%	18	72	+ 300.0%
Percent of Original List Price Received*	97.1%	99.1%	+ 2.1%	98.1%	96.8%	- 1.3%
New Listings	0	1	--	4	2	- 50.0%

* 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

