

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	16	16	0.0%	276	242	- 12.3%
Closed Sales	25	16	- 36.0%	274	240	- 12.4%
Median Sales Price*	\$670,000	\$745,000	+ 11.2%	\$739,900	\$715,000	- 3.4%
Inventory of Homes for Sale	42	29	- 31.0%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	60	50	- 16.7%	47	46	- 2.1%
Percent of Original List Price Received*	93.0%	94.7%	+ 1.8%	97.0%	96.8%	- 0.2%
New Listings	11	9	- 18.2%	335	292	- 12.8%

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

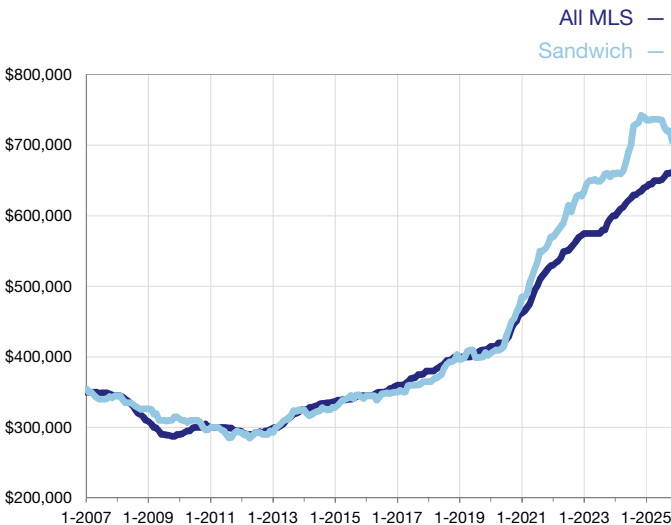
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	7	+ 600.0%	25	20	- 20.0%
Closed Sales	2	1	- 50.0%	25	12	- 52.0%
Median Sales Price*	\$377,000	\$367,000	- 2.7%	\$399,000	\$454,000	+ 13.8%
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	122	80	- 34.4%	58	57	- 1.7%
Percent of Original List Price Received*	85.1%	92.2%	+ 8.3%	94.0%	97.8%	+ 4.0%
New Listings	0	2	--	29	30	+ 3.4%

* 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

