

Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	10	- 23.1%	13	10	- 23.1%
Closed Sales	20	14	- 30.0%	20	14	- 30.0%
Median Sales Price*	\$705,000	\$738,500	+ 4.8%	\$705,000	\$738,500	+ 4.8%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	54	84	+ 55.6%	54	84	+ 55.6%
Percent of Original List Price Received*	94.7%	94.5%	- 0.2%	94.7%	94.5%	- 0.2%
New Listings	11	14	+ 27.3%	11	14	+ 27.3%

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

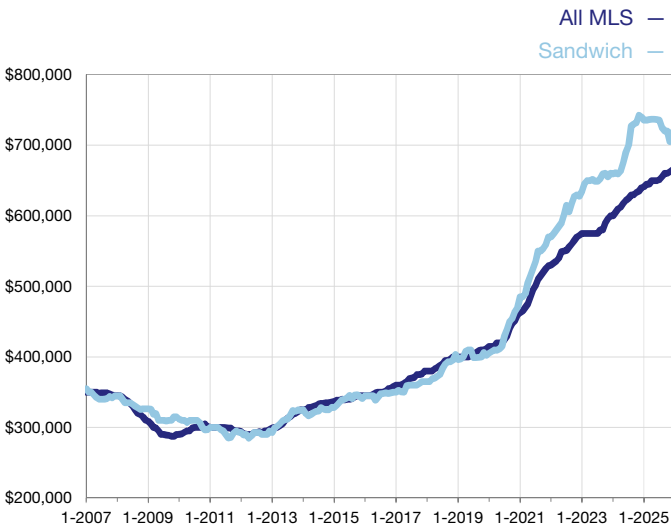
Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	7	+ 600.0%	1	7	+ 600.0%
Median Sales Price*	\$260,000	\$375,000	+ 44.2%	\$260,000	\$375,000	+ 44.2%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	81	92	+ 13.6%	81	92	+ 13.6%
Percent of Original List Price Received*	94.5%	92.0%	- 2.6%	94.5%	92.0%	- 2.6%
New Listings	1	1	0.0%	1	1	0.0%

* 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

