

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	18	16	- 11.1%	31	24	- 22.6%
Closed Sales	12	8	- 33.3%	32	22	- 31.3%
Median Sales Price*	\$670,000	\$855,000	+ 27.6%	\$690,000	\$767,500	+ 11.2%
Inventory of Homes for Sale	39	34	- 12.8%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	54	114	+ 111.1%	54	95	+ 75.9%
Percent of Original List Price Received*	96.4%	90.0%	- 6.6%	95.3%	92.9%	- 2.5%
New Listings	26	16	- 38.5%	37	31	- 16.2%

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

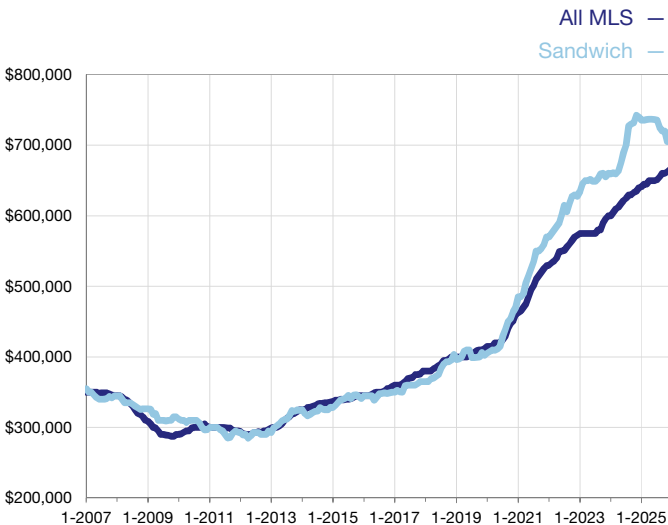
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	3	--	1	4	+ 300.0%
Closed Sales	1	0	- 100.0%	2	7	+ 250.0%
Median Sales Price*	\$445,000	\$0	- 100.0%	\$352,500	\$375,000	+ 6.4%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	62	0	- 100.0%	72	92	+ 27.8%
Percent of Original List Price Received*	99.1%	0.0%	- 100.0%	96.8%	92.0%	- 5.0%
New Listings	1	2	+ 100.0%	2	3	+ 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

