

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	28	+ 75.0%	47	49	+ 4.3%
Closed Sales	18	14	- 22.2%	50	36	- 28.0%
Median Sales Price*	\$654,500	\$770,000	+ 17.6%	\$682,500	\$770,000	+ 12.8%
Inventory of Homes for Sale	53	34	- 35.8%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	53	45	- 15.1%	54	75	+ 38.9%
Percent of Original List Price Received*	97.4%	97.0%	- 0.4%	96.1%	94.5%	- 1.7%
New Listings	31	23	- 25.8%	68	54	- 20.6%

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

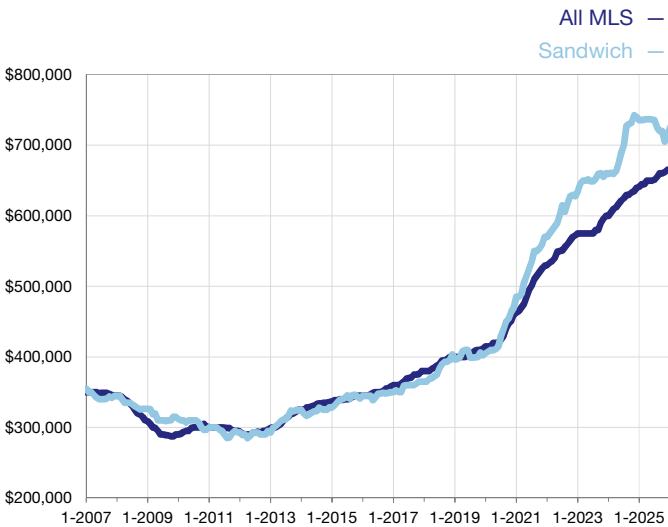
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	2	4	+ 100.0%
Closed Sales	0	0	--	2	7	+ 250.0%
Median Sales Price*	\$0	\$0	--	\$352,500	\$375,000	+ 6.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	72	92	+ 27.8%
Percent of Original List Price Received*	0.0%	0.0%	--	96.8%	92.0%	- 5.0%
New Listings	1	3	+ 200.0%	3	6	+ 100.0%

* 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

