

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	31	30	- 3.2%	78	75	- 3.8%
Closed Sales	22	18	- 18.2%	72	54	- 25.0%
Median Sales Price*	\$817,500	\$790,000	- 3.4%	\$709,500	\$770,000	+ 8.5%
Inventory of Homes for Sale	54	48	- 11.1%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	51	58	+ 13.7%	53	70	+ 32.1%
Percent of Original List Price Received*	94.5%	95.6%	+ 1.2%	95.6%	94.8%	- 0.8%
New Listings	33	43	+ 30.3%	101	96	- 5.0%

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

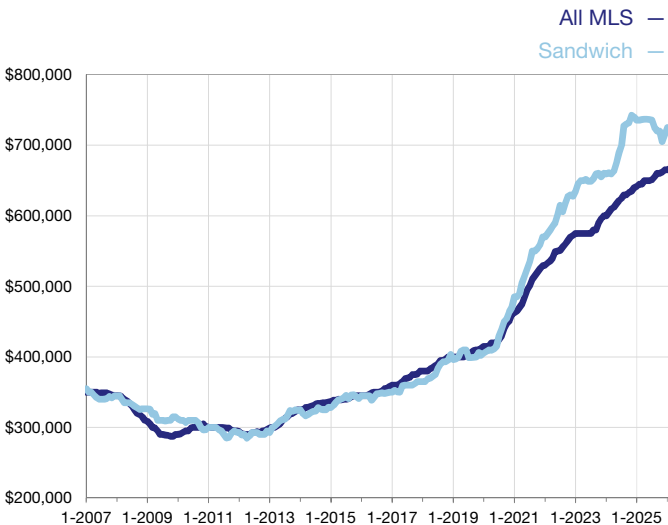
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	3	7	+ 133.3%
Closed Sales	0	5	--	2	12	+ 500.0%
Median Sales Price*	\$0	\$460,000	--	\$352,500	\$448,970	+ 27.4%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	3.8	1.6	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	0	187	--	72	132	+ 83.3%
Percent of Original List Price Received*	0.0%	84.4%	--	96.8%	88.8%	- 8.3%
New Listings	6	2	- 66.7%	9	8	- 11.1%

* 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

