

Sandwich

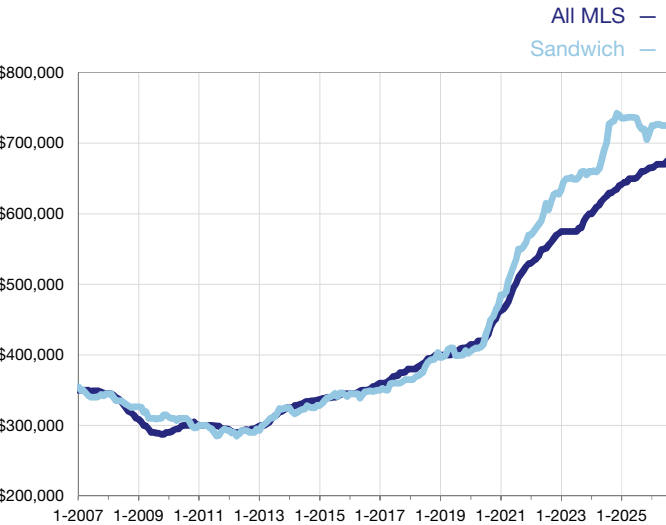
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	20	31	+ 55.0%	145	154	+ 6.2%
Closed Sales	25	24	- 4.0%	144	133	- 7.6%
Median Sales Price*	\$810,000	\$802,500	- 0.9%	\$744,250	\$770,000	+ 3.5%
Inventory of Homes for Sale	57	69	+ 21.1%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--
Cumulative Days on Market Until Sale	37	43	+ 16.2%	47	56	+ 19.1%
Percent of Original List Price Received*	97.9%	97.6%	- 0.3%	96.6%	96.4%	- 0.2%
New Listings	21	34	+ 61.9%	184	210	+ 14.1%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	4	--	4	14	+ 250.0%
Closed Sales	1	3	+ 200.0%	5	19	+ 280.0%
Median Sales Price*	\$485,000	\$385,000	- 20.6%	\$450,000	\$415,000	- 7.8%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	6.4	2.6	- 59.4%	--	--	--
Cumulative Days on Market Until Sale	20	29	+ 45.0%	56	113	+ 101.8%
Percent of Original List Price Received*	99.0%	95.0%	- 4.0%	98.1%	90.2%	- 8.1%
New Listings	2	4	+ 100.0%	18	19	+ 5.6%

* 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

