Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Sandwich

Single-Family Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	25	**32**	+ 28.0%	172	**181**	+ 5.2%
Closed Sales	22	**25**	+ 13.6%	168	**158**	- 6.0%
Median Sales Price*	$633,000	**$728,000**	+ 15.0%	$725,000	**$761,000**	+ 5.0%
Inventory of Homes for Sale	55	**60**	+ 9.1%	--	--	--
Months Supply of Inventory	2.6	**2.9**	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	36	**42**	+ 16.7%	45	**54**	+ 20.0%
Percent of Original List Price Received*	97.7%	**98.0%**	+ 0.3%	96.8%	**96.6%**	- 0.2%
New Listings	30	**23**	- 23.3%	216	**231**	+ 6.9%

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

Condominium Properties	August			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**2**	+ 100.0%	5	**16**	+ 220.0%
Closed Sales	1	**2**	+ 100.0%	6	**21**	+ 250.0%
Median Sales Price*	$190,000	**$627,450**	+ 230.2%	$447,500	**$429,900**	- 3.9%
Inventory of Homes for Sale	13	**9**	- 30.8%	--	--	--
Months Supply of Inventory	9.5	**3.2**	- 66.3%	--	--	--
Cumulative Days on Market Until Sale	71	**74**	+ 4.2%	59	**110**	+ 86.4%
Percent of Original List Price Received*	86.4%	**91.0%**	+ 5.3%	96.2%	**90.3%**	- 6.1%
New Listings	3	**5**	+ 66.7%	21	**24**	+ 14.3%

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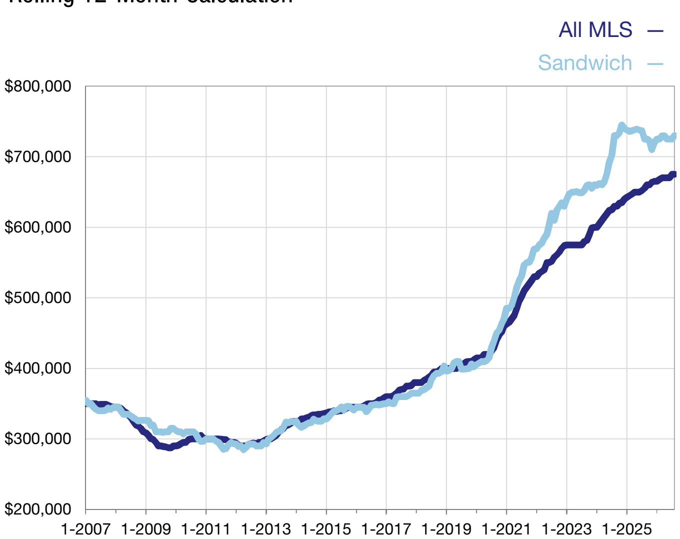
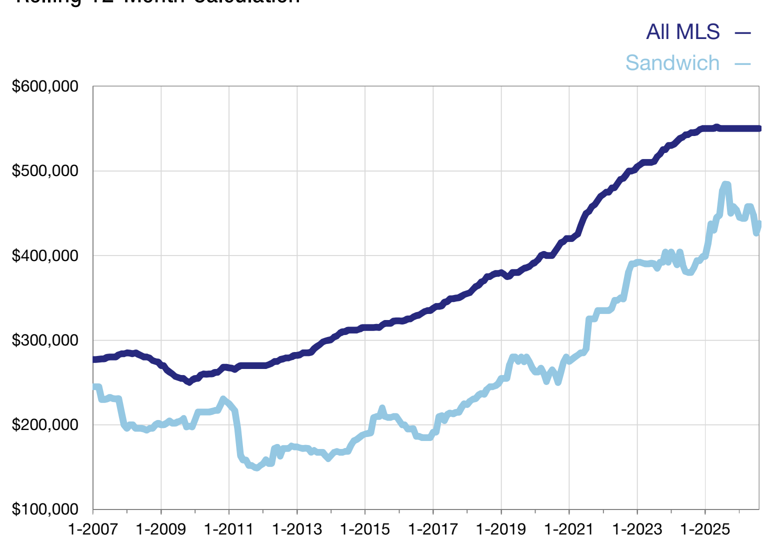
Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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