

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Sandwich

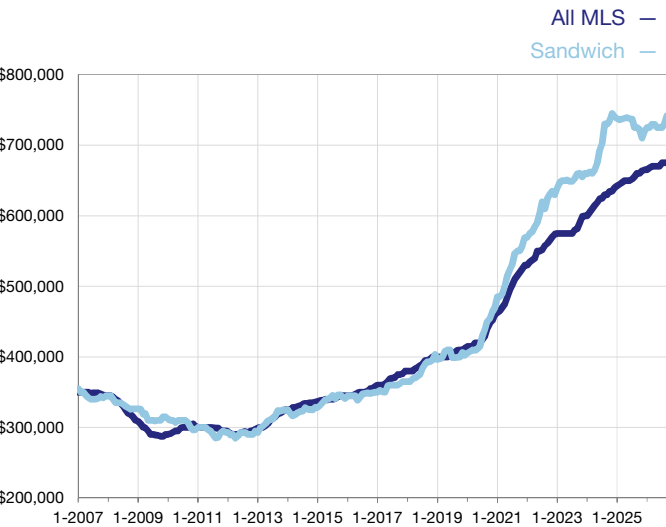
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	30	+ 66.7%	190	206	+ 8.4%
Closed Sales	20	30	+ 50.0%	188	188	0.0%
Median Sales Price*	\$677,500	\$848,000	+ 25.2%	\$722,500	\$770,000	+ 6.6%
Inventory of Homes for Sale	63	69	+ 9.5%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	41	62	+ 51.2%	44	55	+ 25.0%
Percent of Original List Price Received*	96.6%	96.1%	- 0.5%	96.7%	96.6%	- 0.1%
New Listings	34	42	+ 23.5%	250	273	+ 9.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	7	19	+ 171.4%
Closed Sales	0	3	--	6	24	+ 300.0%
Median Sales Price*	\$0	\$650,000	--	\$447,500	\$448,970	+ 0.3%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	9.6	3.4	- 64.6%	--	--	--
Cumulative Days on Market Until Sale	0	23	--	59	99	+ 67.8%
Percent of Original List Price Received*	0.0%	99.5%	--	96.2%	91.5%	- 4.9%
New Listings	2	4	+ 100.0%	23	28	+ 21.7%

* 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

