Local Market Update – October 2026

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

Sandwich

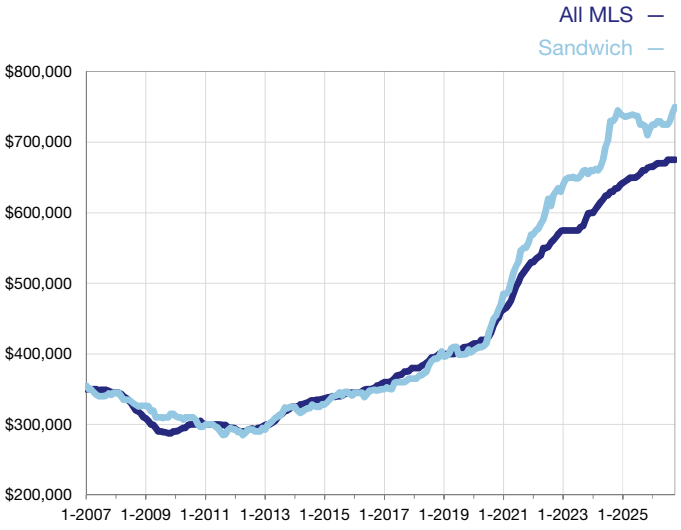
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	24	**13**	- 45.8%	214	**216**	+ 0.9%
Closed Sales	25	**25**	0.0%	213	**213**	0.0%
Median Sales Price*	$710,000	**$707,500**	- 0.4%	$720,000	**$770,000**	+ 6.9%
Inventory of Homes for Sale	58	**67**	+ 15.5%	--	--	--
Months Supply of Inventory	2.7	**3.3**	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	55	**54**	- 1.8%	46	**55**	+ 19.6%
Percent of Original List Price Received*	98.7%	**96.2%**	- 2.5%	97.0%	**96.5%**	- 0.5%
New Listings	25	**12**	- 52.0%	275	**284**	+ 3.3%

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

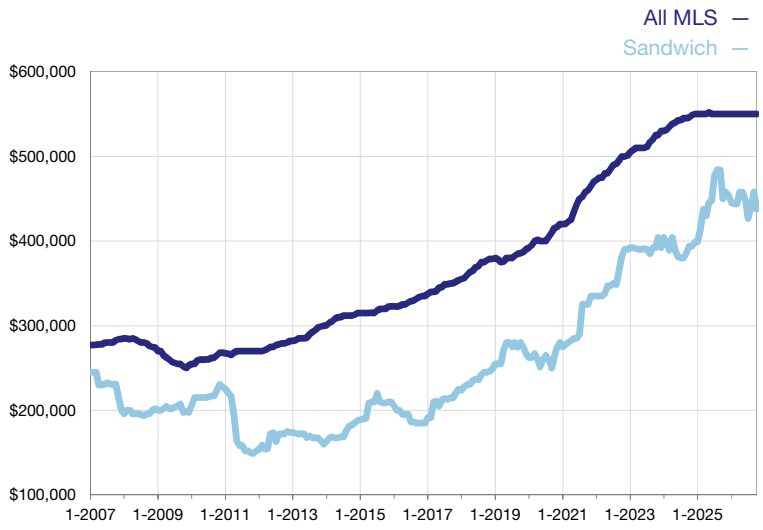
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**3**	0.0%	10	**22**	+ 120.0%
Closed Sales	1	**2**	+ 100.0%	7	**26**	+ 271.4%
Median Sales Price*	$580,000	**$375,000**	- 35.3%	$450,000	**$433,920**	- 3.6%
Inventory of Homes for Sale	14	**8**	- 42.9%	--	--	--
Months Supply of Inventory	9.7	**2.8**	- 71.1%	--	--	--
Cumulative Days on Market Until Sale	104	**41**	- 60.6%	65	**94**	+ 44.6%
Percent of Original List Price Received*	98.5%	**91.7%**	- 6.9%	96.5%	**91.5%**	- 5.2%
New Listings	6	**1**	- 83.3%	29	**29**	0.0%

* 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



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