

Local Market Update – July 2019

A Research tool provided by the Cape Cod and Islands Association of REALTORS®, Inc.



Sandwich

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	37	39	+ 5.4%	196	216	+ 10.2%
Closed Sales	46	40	- 13.0%	196	201	+ 2.6%
Median Sales Price*	\$429,500	\$393,750	- 8.3%	\$400,500	\$399,000	- 0.4%
Inventory of Homes for Sale	167	144	- 13.8%	--	--	--
Months Supply of Inventory	6.3	4.6	- 27.0%	--	--	--
Cumulative Days on Market Until Sale	77	84	+ 9.1%	99	95	- 4.0%
Percent of Original List Price Received*	96.8%	95.7%	- 1.1%	95.5%	95.5%	0.0%
New Listings	44	40	- 9.1%	313	312	- 0.3%

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

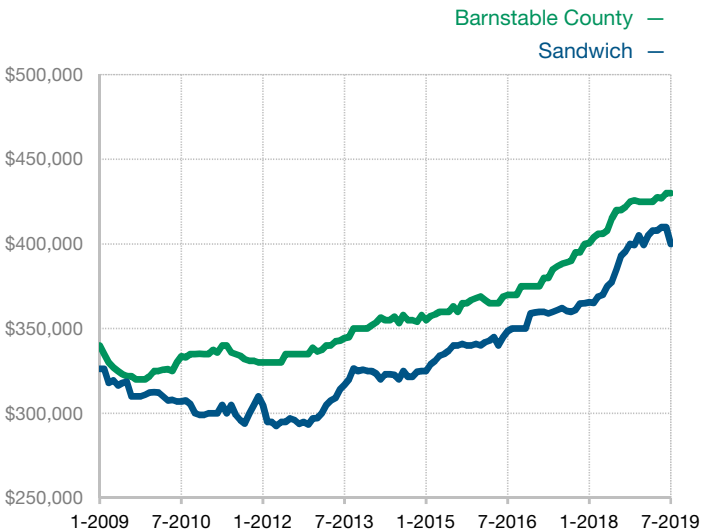
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	4	+ 300.0%	18	20	+ 11.1%
Closed Sales	0	4	--	15	15	0.0%
Median Sales Price*	\$0	\$206,000	--	\$237,000	\$242,000	+ 2.1%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	5.7	5.1	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	0	100	--	37	87	+ 135.1%
Percent of Original List Price Received*	0.0%	95.5%	--	97.8%	95.8%	- 2.0%
New Listings	5	1	- 80.0%	32	23	- 28.1%

* 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

