

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	4	- 33.3%	131	89	- 32.1%
Closed Sales	16	12	- 25.0%	131	101	- 22.9%
Median Sales Price*	\$347,500	\$377,500	+ 8.6%	\$350,000	\$400,000	+ 14.3%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	45	98	+ 117.8%	43	60	+ 39.5%
Percent of Original List Price Received*	101.7%	91.9%	- 9.6%	100.0%	99.1%	- 0.9%
New Listings	8	1	- 87.5%	145	103	- 29.0%

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

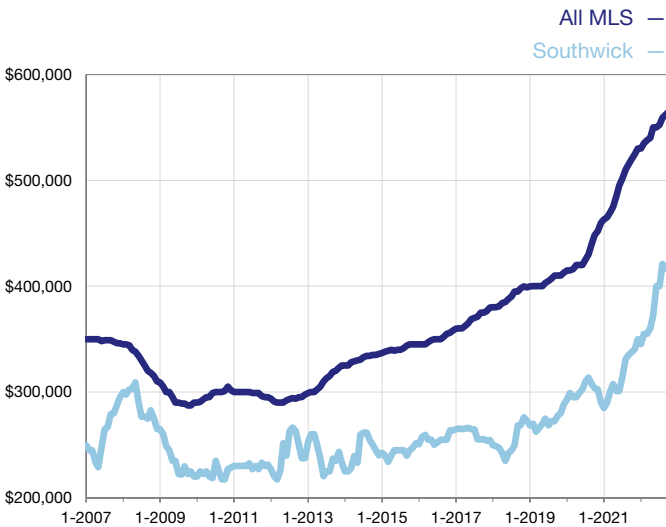
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	11	10	- 9.1%
Closed Sales	0	1	--	11	10	- 9.1%
Median Sales Price*	\$0	\$190,000	--	\$238,000	\$307,500	+ 29.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	20	--	20	20	0.0%
Percent of Original List Price Received*	0.0%	111.8%	--	103.1%	102.3%	- 0.8%
New Listings	0	0	--	9	11	+ 22.2%

* 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

