

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	3	3	0.0%	3	3	0.0%
Median Sales Price*	\$250,000	\$260,000	+ 4.0%	\$250,000	\$260,000	+ 4.0%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	11	24	+ 118.2%	11	24	+ 118.2%
Percent of Original List Price Received*	101.2%	102.6%	+ 1.4%	101.2%	102.6%	+ 1.4%
New Listings	7	4	- 42.9%	7	4	- 42.9%

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

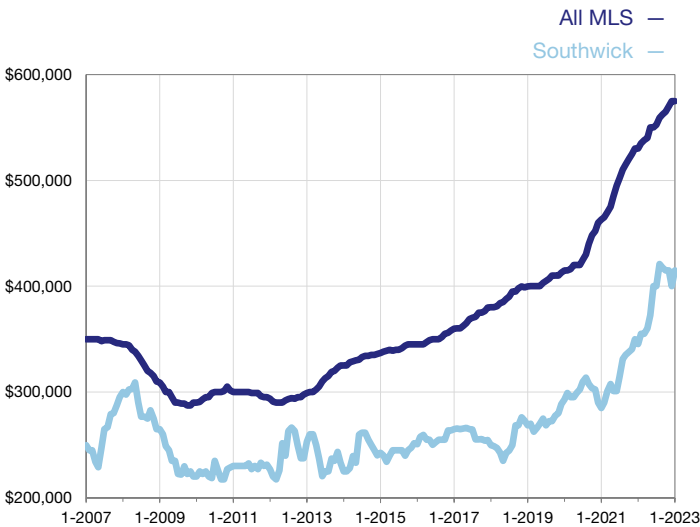
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$385,000	--	\$0	\$385,000	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	112	--	0	112	--
Percent of Original List Price Received*	0.0%	96.3%	--	0.0%	96.3%	--
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

