

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	7	+ 133.3%	32	32	0.0%
Closed Sales	10	11	+ 10.0%	35	36	+ 2.9%
Median Sales Price*	\$303,500	\$355,000	+ 17.0%	\$265,000	\$345,412	+ 30.3%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--
Cumulative Days on Market Until Sale	55	26	- 52.7%	97	42	- 56.7%
Percent of Original List Price Received*	96.6%	99.0%	+ 2.5%	93.3%	96.8%	+ 3.8%
New Listings	7	11	+ 57.1%	44	36	- 18.2%

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

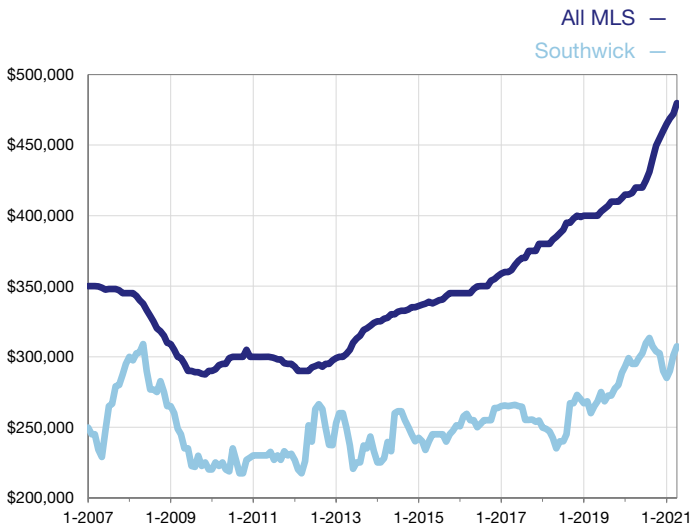
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Median Sales Price*	\$160,000	\$175,000	+ 9.4%	\$159,450	\$339,900	+ 113.2%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	4	- 66.7%	70	41	- 41.4%
Percent of Original List Price Received*	98.2%	103.0%	+ 4.9%	96.7%	99.6%	+ 3.0%
New Listings	1	1	0.0%	8	3	- 62.5%

* 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

