

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	15	+ 87.5%	40	47	+ 17.5%
Closed Sales	8	5	- 37.5%	43	41	- 4.7%
Median Sales Price*	\$346,000	\$265,000	- 23.4%	\$288,000	\$316,000	+ 9.7%
Inventory of Homes for Sale	26	15	- 42.3%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--
Cumulative Days on Market Until Sale	66	92	+ 39.4%	91	48	- 47.3%
Percent of Original List Price Received*	96.9%	97.4%	+ 0.5%	94.0%	96.9%	+ 3.1%
New Listings	11	18	+ 63.6%	55	54	- 1.8%

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

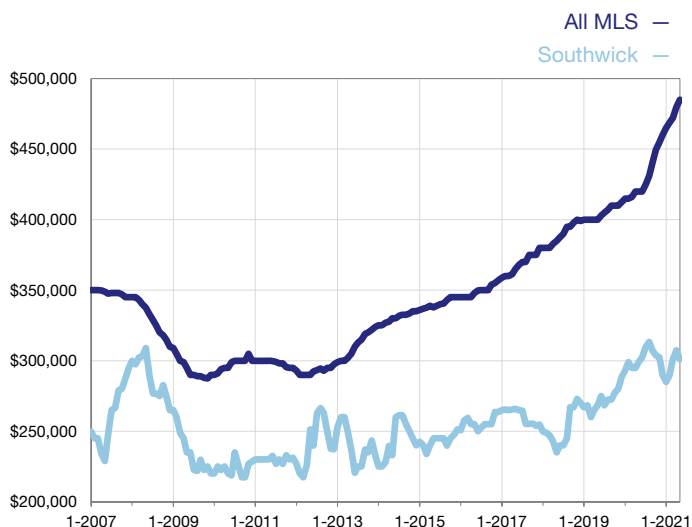
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	1	2	+ 100.0%	5	5	0.0%
Median Sales Price*	\$147,000	\$252,000	+ 71.4%	\$158,900	\$266,000	+ 67.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	61	32	- 47.5%
Percent of Original List Price Received*	98.0%	103.2%	+ 5.3%	97.0%	101.0%	+ 4.1%
New Listings	1	1	0.0%	9	4	- 55.6%

* 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

