

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	12	0.0%	123	85	- 30.9%
Closed Sales	9	9	0.0%	115	87	- 24.3%
Median Sales Price*	\$250,000	\$380,000	+ 52.0%	\$350,000	\$415,000	+ 18.6%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	51	66	+ 29.4%	43	45	+ 4.7%
Percent of Original List Price Received*	100.2%	93.4%	- 6.8%	99.7%	100.1%	+ 0.4%
New Listings	7	7	0.0%	135	102	- 24.4%

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

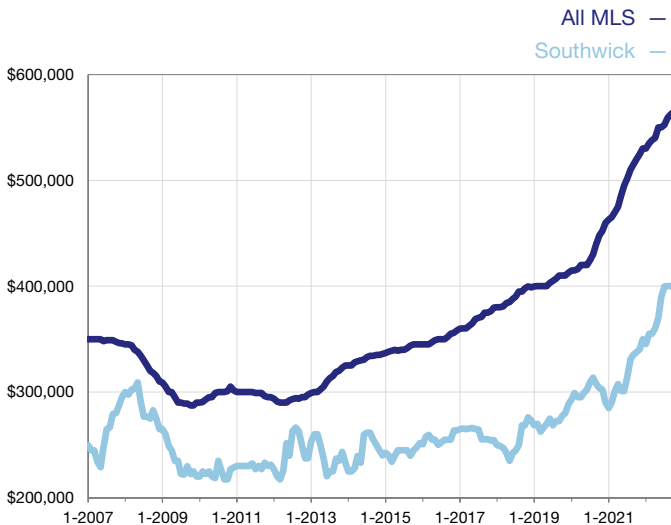
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	11	10	- 9.1%
Closed Sales	2	2	0.0%	11	9	- 18.2%
Median Sales Price*	\$198,200	\$270,000	+ 36.2%	\$238,000	\$310,000	+ 30.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	7	11	+ 57.1%	20	20	0.0%
Percent of Original List Price Received*	100.5%	102.8%	+ 2.3%	103.1%	101.2%	- 1.8%
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

