

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southwick

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	17	7	- 58.8%
Closed Sales	6	1	- 83.3%	21	5	- 76.2%
Median Sales Price*	\$320,000	<b>\$620,000</b>	+ 93.8%	\$370,000	<b>\$260,000</b>	- 29.7%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	26	341	+ 1,211.5%	47	90	+ 91.5%
Percent of Original List Price Received*	102.6%	100.0%	- 2.5%	101.7%	102.0%	+ 0.3%
New Listings	9	7	- 22.2%	22	12	- 45.5%

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

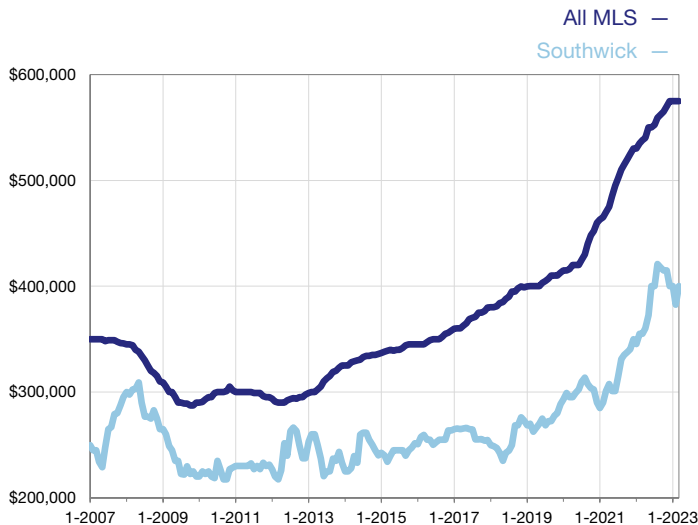
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$230,000	<b>\$0</b>	- 100.0%	\$230,000	<b>\$385,000</b>	+ 67.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	10	0	- 100.0%	10	112	+ 1,020.0%
Percent of Original List Price Received*	104.6%	0.0%	- 100.0%	104.6%	96.3%	- 7.9%
New Listings	0	1	--	1	2	+ 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

