

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southwick

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	24	11	- 54.2%
Closed Sales	5	4	- 20.0%	26	9	- 65.4%
Median Sales Price*	\$362,000	<b>\$381,500</b>	+ 5.4%	\$366,000	<b>\$298,000</b>	- 18.6%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	39	75	+ 92.3%	46	83	+ 80.4%
Percent of Original List Price Received*	102.1%	96.8%	- 5.2%	101.8%	99.7%	- 2.1%
New Listings	8	10	+ 25.0%	30	22	- 26.7%

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

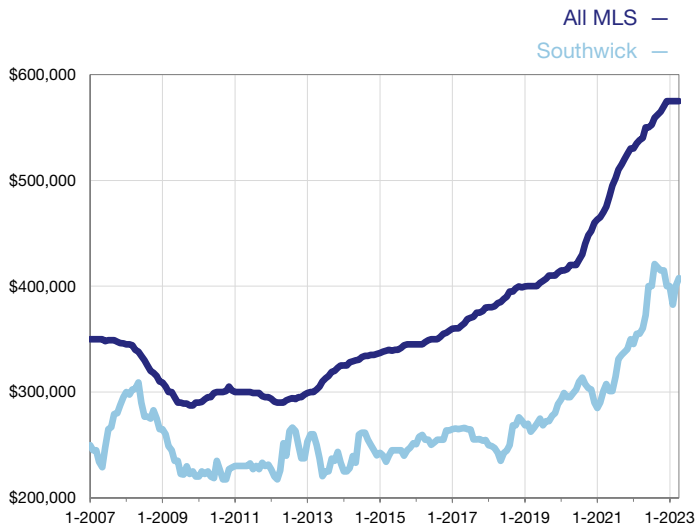
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	2	--	1	3	+ 200.0%
Median Sales Price*	\$0	<b>\$266,500</b>	--	\$230,000	<b>\$315,000</b>	+ 37.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	24	--	10	53	+ 430.0%
Percent of Original List Price Received*	0.0%	105.4%	--	104.6%	100.8%	- 3.6%
New Listings	0	1	--	1	3	+ 200.0%

\* 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

