

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	34	22	- 35.3%
Closed Sales	6	4	- 33.3%	32	15	- 53.1%
Median Sales Price*	\$590,000	\$385,000	- 34.7%	\$427,500	\$315,000	- 26.3%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	165	23	- 86.1%	68	64	- 5.9%
Percent of Original List Price Received*	97.9%	100.5%	+ 2.7%	101.1%	99.6%	- 1.5%
New Listings	12	13	+ 8.3%	42	35	- 16.7%

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

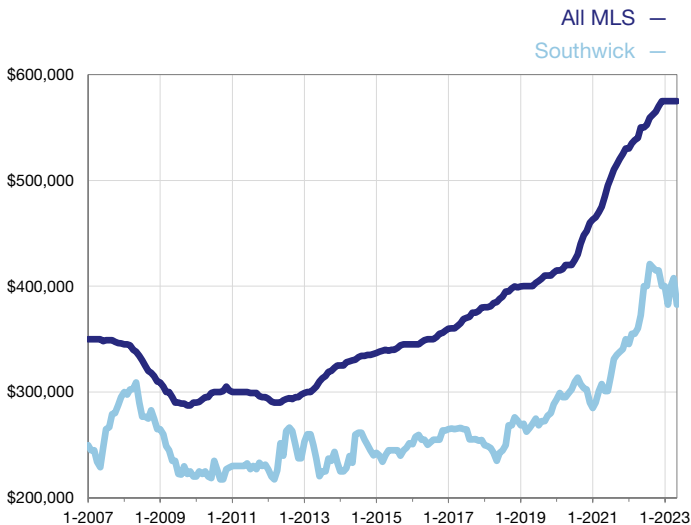
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$230,000	\$315,000	+ 37.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	10	53	+ 430.0%
Percent of Original List Price Received*	0.0%	0.0%	--	104.6%	100.8%	- 3.6%
New Listings	1	1	0.0%	2	4	+ 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

