

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	43	29	- 32.6%
Closed Sales	14	8	- 42.9%	46	23	- 50.0%
Median Sales Price*	\$455,000	\$537,950	+ 18.2%	\$455,000	\$330,000	- 27.5%
Inventory of Homes for Sale	17	13	- 23.5%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	58	29	- 50.0%	65	52	- 20.0%
Percent of Original List Price Received*	101.2%	99.8%	- 1.4%	101.1%	99.7%	- 1.4%
New Listings	10	10	0.0%	52	45	- 13.5%

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

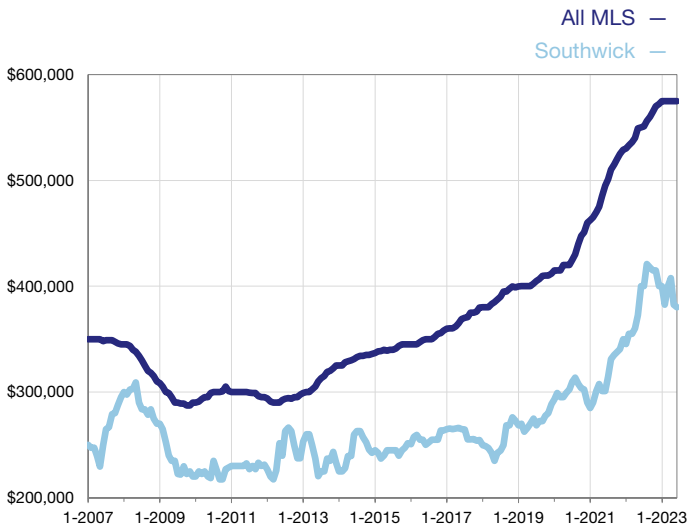
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	3	6	+ 100.0%
Closed Sales	0	2	--	1	5	+ 400.0%
Median Sales Price*	\$0	\$390,000	--	\$230,000	\$380,000	+ 65.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	22	--	10	41	+ 310.0%
Percent of Original List Price Received*	0.0%	92.1%	--	104.6%	96.5%	- 7.7%
New Listings	2	1	- 50.0%	4	5	+ 25.0%

* 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

