

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	10	+ 400.0%	45	37	- 17.8%
Closed Sales	8	6	- 25.0%	54	29	- 46.3%
Median Sales Price*	\$605,450	\$640,000	+ 5.7%	\$477,500	\$460,000	- 3.7%
Inventory of Homes for Sale	27	14	- 48.1%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	24	31	+ 29.2%	59	47	- 20.3%
Percent of Original List Price Received*	100.6%	97.9%	- 2.7%	101.0%	99.3%	- 1.7%
New Listings	13	9	- 30.8%	65	54	- 16.9%

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

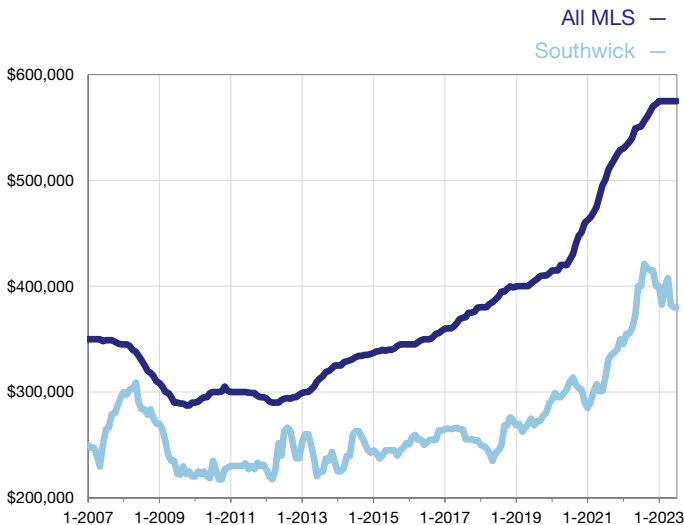
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	5	6	+ 20.0%
Closed Sales	2	1	- 50.0%	3	6	+ 100.0%
Median Sales Price*	\$422,500	\$436,500	+ 3.3%	\$415,000	\$382,500	- 7.8%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	15	19	+ 26.7%	13	37	+ 184.6%
Percent of Original List Price Received*	101.8%	102.7%	+ 0.9%	102.7%	97.7%	- 4.9%
New Listings	3	1	- 66.7%	7	6	- 14.3%

* 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

