

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	55	47	- 14.5%
Closed Sales	6	8	+ 33.3%	60	37	- 38.3%
Median Sales Price*	\$482,500	\$460,000	- 4.7%	\$477,500	\$460,000	- 3.7%
Inventory of Homes for Sale	25	14	- 44.0%	--	--	--
Months Supply of Inventory	3.1	2.0	- 35.5%	--	--	--
Cumulative Days on Market Until Sale	84	39	- 53.6%	61	46	- 24.6%
Percent of Original List Price Received*	104.4%	101.2%	- 3.1%	101.4%	99.7%	- 1.7%
New Listings	12	13	+ 8.3%	77	67	- 13.0%

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

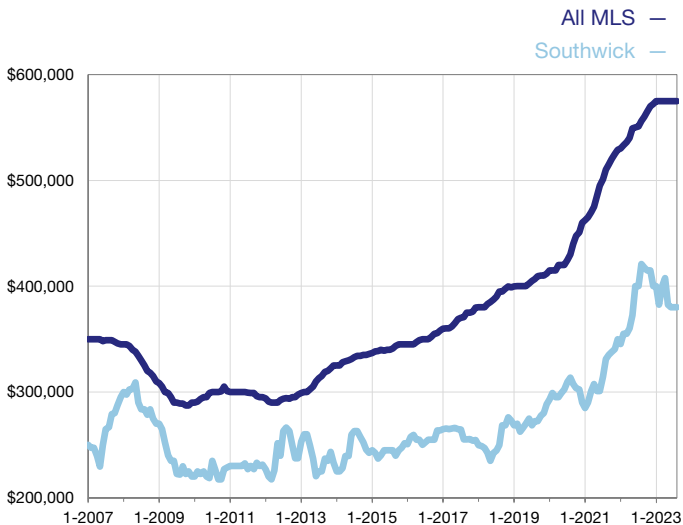
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	6	8	+ 33.3%
Closed Sales	2	0	- 100.0%	5	6	+ 20.0%
Median Sales Price*	\$230,000	\$0	- 100.0%	\$305,000	\$382,500	+ 25.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	14	37	+ 164.3%
Percent of Original List Price Received*	102.7%	0.0%	- 100.0%	102.7%	97.7%	- 4.9%
New Listings	0	1	--	7	7	0.0%

* 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

