

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southwick

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	65	52	- 20.0%
Closed Sales	8	9	+ 12.5%	68	46	- 32.4%
Median Sales Price*	\$342,500	<b>\$360,000</b>	+ 5.1%	\$437,500	<b>\$437,500</b>	0.0%
Inventory of Homes for Sale	24	14	- 41.7%	--	--	--
Months Supply of Inventory	2.9	2.2	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.3%	57	43	- 24.6%
Percent of Original List Price Received*	103.1%	<b>104.7%</b>	+ 1.6%	101.6%	<b>100.7%</b>	- 0.9%
New Listings	12	9	- 25.0%	89	74	- 16.9%

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

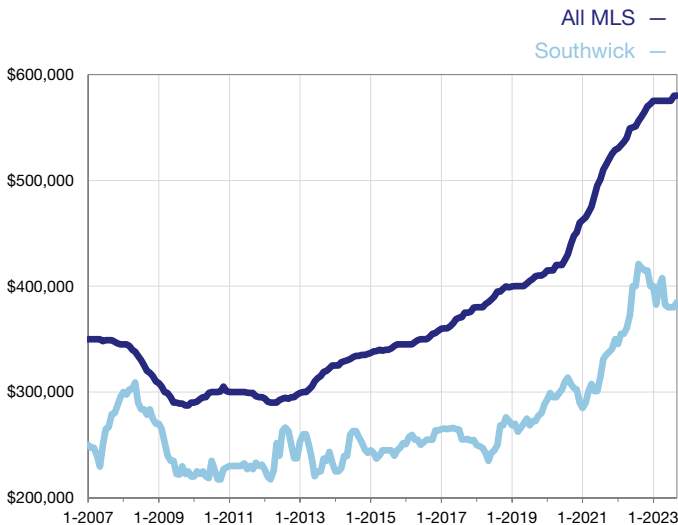
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	6	8	+ 33.3%
Closed Sales	1	1	0.0%	6	7	+ 16.7%
Median Sales Price*	\$400,000	<b>\$391,000</b>	- 2.3%	\$352,500	<b>\$385,000</b>	+ 9.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--
Cumulative Days on Market Until Sale	22	30	+ 36.4%	15	36	+ 140.0%
Percent of Original List Price Received*	102.6%	<b>97.8%</b>	- 4.7%	102.7%	<b>97.7%</b>	- 4.9%
New Listings	1	2	+ 100.0%	8	9	+ 12.5%

\* 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

