

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	74	59	- 20.3%
Closed Sales	12	9	- 25.0%	80	55	- 31.3%
Median Sales Price*	\$330,000	\$390,000	+ 18.2%	\$433,750	\$420,000	- 3.2%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	2.7	2.2	- 18.5%	--	--	--
Cumulative Days on Market Until Sale	33	29	- 12.1%	54	41	- 24.1%
Percent of Original List Price Received*	96.9%	106.4%	+ 9.8%	100.9%	101.6%	+ 0.7%
New Listings	6	9	+ 50.0%	95	83	- 12.6%

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

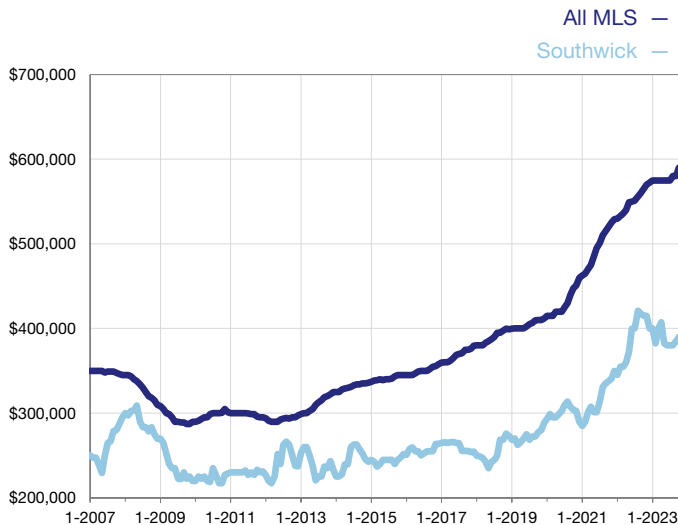
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	8	9	+ 12.5%
Closed Sales	1	1	0.0%	7	8	+ 14.3%
Median Sales Price*	\$379,500	\$415,900	+ 9.6%	\$379,500	\$388,000	+ 2.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	72	27	- 62.5%	23	35	+ 52.2%
Percent of Original List Price Received*	89.3%	100.0%	+ 12.0%	100.8%	97.6%	- 3.2%
New Listings	3	2	- 33.3%	11	11	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

