

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southwick

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	4	- 66.7%	86	60	- 30.2%
Closed Sales	9	7	- 22.2%	89	62	- 30.3%
Median Sales Price*	\$380,000	<b>\$600,000</b>	+ 57.9%	\$420,000	<b>\$437,500</b>	+ 4.2%
Inventory of Homes for Sale	16	13	- 18.8%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	66	46	- 30.3%	55	41	- 25.5%
Percent of Original List Price Received*	93.4%	<b>95.9%</b>	+ 2.7%	100.1%	<b>101.0%</b>	+ 0.9%
New Listings	7	3	- 57.1%	102	86	- 15.7%

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

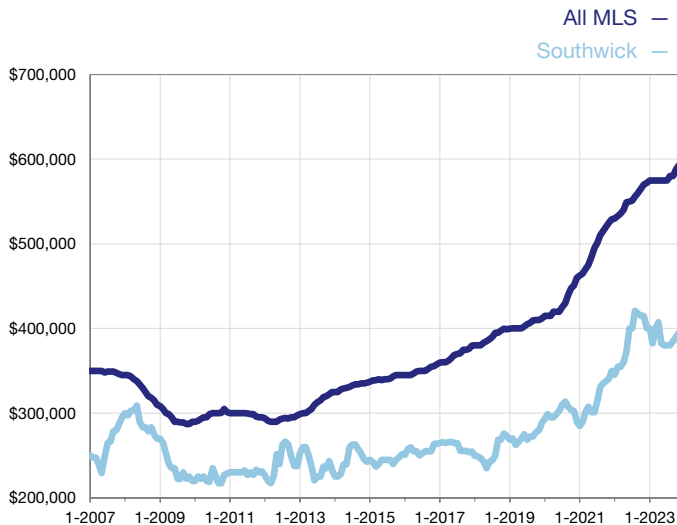
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	10	11	+ 10.0%
Closed Sales	2	1	- 50.0%	9	9	0.0%
Median Sales Price*	\$270,000	<b>\$440,000</b>	+ 63.0%	\$310,000	<b>\$391,000</b>	+ 26.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	11	33	+ 200.0%	20	35	+ 75.0%
Percent of Original List Price Received*	102.8%	<b>95.9%</b>	- 6.7%	101.2%	<b>97.4%</b>	- 3.8%
New Listings	0	1	--	11	12	+ 9.1%

\* 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

