

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	90	64	- 28.9%
Closed Sales	12	2	- 83.3%	101	64	- 36.6%
Median Sales Price*	\$377,500	\$654,950	+ 73.5%	\$400,000	\$457,500	+ 14.4%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	98	118	+ 20.4%	60	44	- 26.7%
Percent of Original List Price Received*	91.9%	95.0%	+ 3.4%	99.1%	100.8%	+ 1.7%
New Listings	1	2	+ 100.0%	103	88	- 14.6%

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

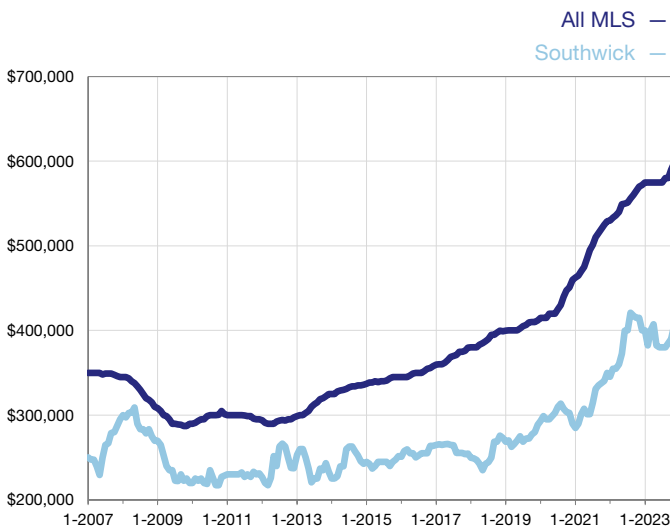
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	10	12	+ 20.0%
Closed Sales	1	2	+ 100.0%	10	11	+ 10.0%
Median Sales Price*	\$190,000	\$192,500	+ 1.3%	\$307,500	\$385,000	+ 25.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	33	+ 65.0%	20	34	+ 70.0%
Percent of Original List Price Received*	111.8%	94.3%	- 15.7%	102.3%	96.9%	- 5.3%
New Listings	0	0	--	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

