

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	6	+ 100.0%	4	14	+ 250.0%
Closed Sales	1	9	+ 800.0%	4	13	+ 225.0%
Median Sales Price*	\$245,000	\$371,000	+ 51.4%	\$252,500	\$371,000	+ 46.9%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	36	23	- 36.1%	27	29	+ 7.4%
Percent of Original List Price Received*	102.1%	97.0%	- 5.0%	102.5%	97.1%	- 5.3%
New Listings	1	3	+ 200.0%	5	11	+ 120.0%

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

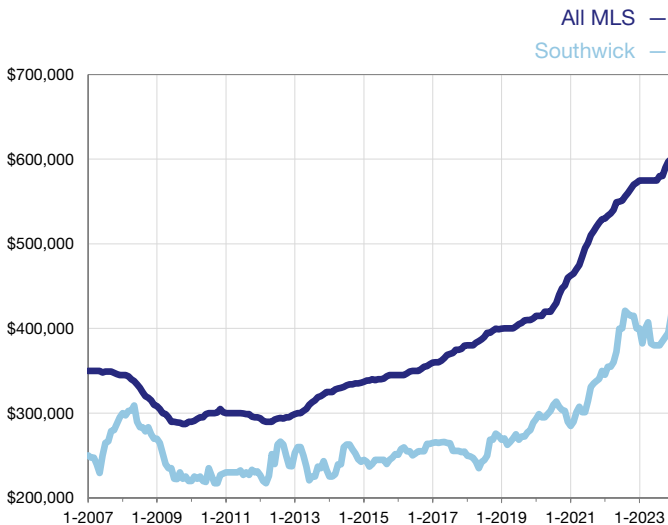
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$385,000	\$388,020	+ 0.8%
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	0	0	--	112	61	- 45.5%
Percent of Original List Price Received*	0.0%	0.0%	--	96.3%	97.0%	+ 0.7%
New Listings	1	0	- 100.0%	1	1	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

