

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

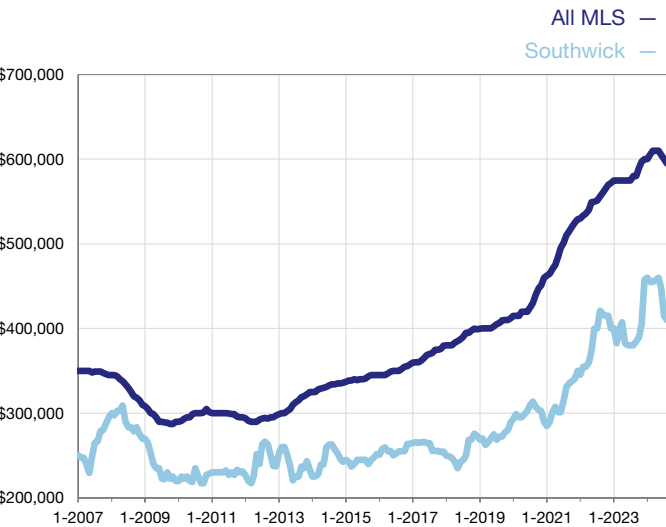
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	44	52	+ 18.2%
Closed Sales	8	8	0.0%	37	48	+ 29.7%
Median Sales Price*	\$460,000	\$431,000	- 6.3%	\$460,000	\$435,550	- 5.3%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	39	36	- 7.7%	46	32	- 30.4%
Percent of Original List Price Received*	101.2%	99.6%	- 1.6%	99.7%	99.8%	+ 0.1%
New Listings	11	8	- 27.3%	65	58	- 10.8%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	7	4	- 42.9%
Closed Sales	0	1	--	6	5	- 16.7%
Median Sales Price*	\$0	\$335,000	--	\$382,500	\$335,000	- 12.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	0	65	--	37	37	0.0%
Percent of Original List Price Received*	0.0%	97.2%	--	97.2%	99.7%	+ 2.6%
New Listings	1	1	0.0%	7	6	- 14.3%

* 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

