

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

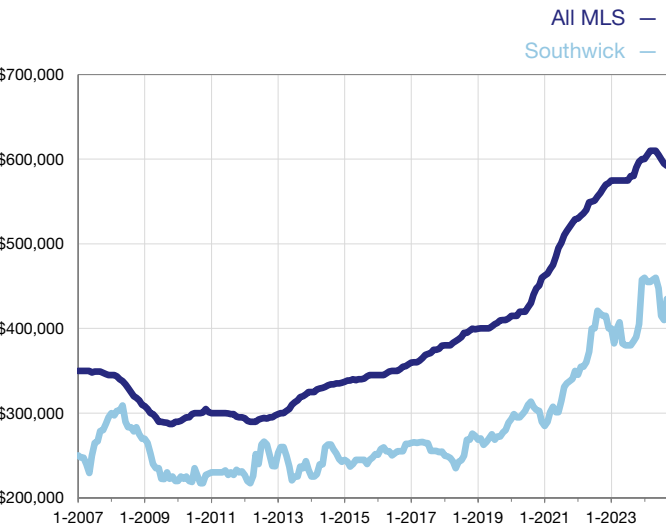
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	7	- 12.5%	52	57	+ 9.6%
Closed Sales	9	5	- 44.4%	46	53	+ 15.2%
Median Sales Price*	\$360,000	\$324,900	- 9.8%	\$437,500	\$435,000	- 0.6%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--
Cumulative Days on Market Until Sale	32	41	+ 28.1%	43	33	- 23.3%
Percent of Original List Price Received*	104.7%	103.0%	- 1.6%	100.7%	100.1%	- 0.6%
New Listings	9	9	0.0%	74	67	- 9.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	8	5	- 37.5%
Closed Sales	1	0	- 100.0%	7	5	- 28.6%
Median Sales Price*	\$391,000	\$0	- 100.0%	\$385,000	\$335,000	- 13.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	0	- 100.0%	36	37	+ 2.8%
Percent of Original List Price Received*	97.8%	0.0%	- 100.0%	97.3%	99.7%	+ 2.5%
New Listings	2	1	- 50.0%	9	7	- 22.2%

* 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

