

# Local Market Update – October 2024

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## Southwick

### Single-Family Properties

| Key Metrics                              | October   |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -    | 2023         | 2024             | + / -   |
| Pending Sales                            | 4         | 12               | + 200.0% | 56           | 68               | + 21.4% |
| Closed Sales                             | 9         | 4                | - 55.6%  | 55           | 57               | + 3.6%  |
| Median Sales Price*                      | \$390,000 | <b>\$544,950</b> | + 39.7%  | \$420,000    | <b>\$435,100</b> | + 3.6%  |
| Inventory of Homes for Sale              | 17        | 12               | - 29.4%  | --           | --               | --      |
| Months Supply of Inventory               | 2.8       | 1.9              | - 32.1%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 29        | 47               | + 62.1%  | 41           | 34               | - 17.1% |
| Percent of Original List Price Received* | 106.4%    | <b>98.4%</b>     | - 7.5%   | 101.6%       | <b>99.9%</b>     | - 1.7%  |
| New Listings                             | 8         | 10               | + 25.0%  | 82           | 77               | - 6.1%  |

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

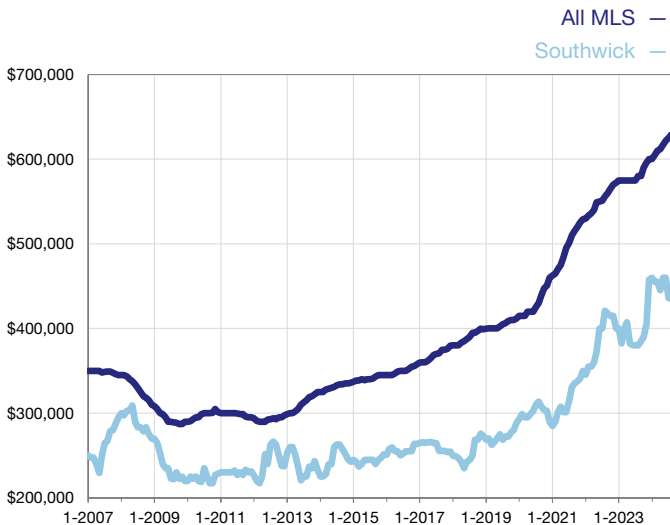
### Condominium Properties

| Key Metrics                              | October   |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2023      | 2024             | + / -   | 2023         | 2024             | + / -   |
| Pending Sales                            | 0         | 1                | --      | 8            | 6                | - 25.0% |
| Closed Sales                             | 1         | 1                | 0.0%    | 8            | 6                | - 25.0% |
| Median Sales Price*                      | \$415,900 | <b>\$375,000</b> | - 9.8%  | \$388,000    | <b>\$355,000</b> | - 8.5%  |
| Inventory of Homes for Sale              | 3         | 1                | - 66.7% | --           | --               | --      |
| Months Supply of Inventory               | 2.4       | 0.8              | - 66.7% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 27        | 13               | - 51.9% | 35           | 33               | - 5.7%  |
| Percent of Original List Price Received* | 100.0%    | <b>98.7%</b>     | - 1.3%  | 97.6%        | <b>99.5%</b>     | + 1.9%  |
| New Listings                             | 2         | 1                | - 50.0% | 11           | 8                | - 27.3% |

\* 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

