

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southwick

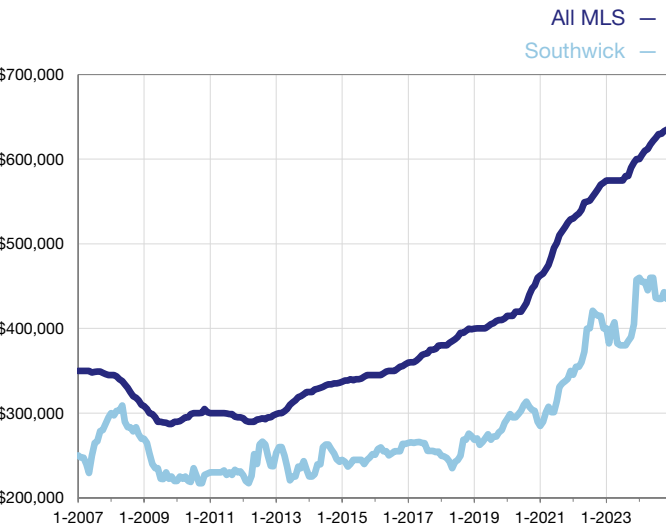
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	59	71	+ 20.3%
Closed Sales	7	12	+ 71.4%	62	71	+ 14.5%
Median Sales Price*	\$600,000	\$375,000	- 37.5%	\$437,500	\$427,400	- 2.3%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	3.2	1.8	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	46	37	- 19.6%	41	35	- 14.6%
Percent of Original List Price Received*	95.9%	106.9%	+ 11.5%	101.0%	101.1%	+ 0.1%
New Listings	3	3	0.0%	85	80	- 5.9%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	11	6	- 45.5%
Closed Sales	1	1	0.0%	9	7	- 22.2%
Median Sales Price*	\$440,000	\$425,000	- 3.4%	\$391,000	\$375,000	- 4.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	33	37	+ 12.1%	35	33	- 5.7%
Percent of Original List Price Received*	95.9%	99.1%	+ 3.3%	97.4%	99.4%	+ 2.1%
New Listings	1	0	- 100.0%	12	8	- 33.3%

\* 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

