

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

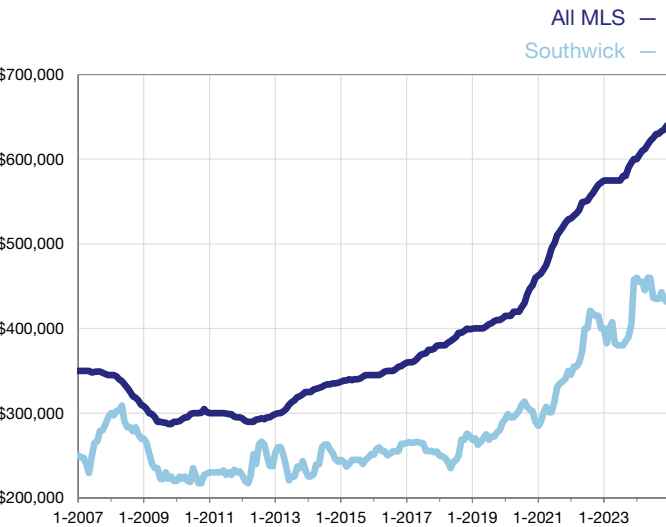
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	63	73	+ 15.9%
Closed Sales	2	3	+ 50.0%	64	74	+ 15.6%
Median Sales Price*	\$654,950	\$500,000	- 23.7%	\$457,500	\$431,200	- 5.7%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	118	25	- 78.8%	44	34	- 22.7%
Percent of Original List Price Received*	95.0%	93.9%	- 1.2%	100.8%	100.9%	+ 0.1%
New Listings	2	5	+ 150.0%	87	85	- 2.3%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	12	6	- 50.0%
Closed Sales	2	0	- 100.0%	11	7	- 36.4%
Median Sales Price*	\$192,500	\$0	- 100.0%	\$385,000	\$375,000	- 2.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	33	0	- 100.0%	34	33	- 2.9%
Percent of Original List Price Received*	94.3%	0.0%	- 100.0%	96.9%	99.4%	+ 2.6%
New Listings	0	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

