

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

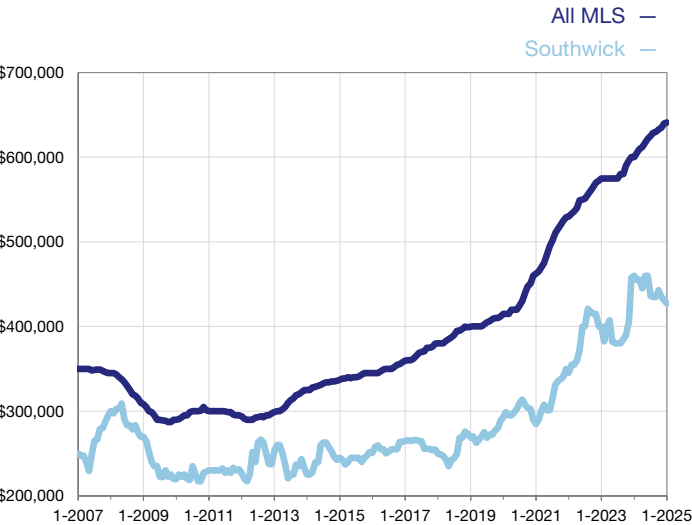
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	7	7	0.0%
Closed Sales	4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*	\$374,000	\$359,900	- 3.8%	\$374,000	\$359,900	- 3.8%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	41	81	+ 97.6%	41	81	+ 97.6%
Percent of Original List Price Received*	97.3%	82.4%	- 15.3%	97.3%	82.4%	- 15.3%
New Listings	8	3	- 62.5%	8	3	- 62.5%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$388,020	\$0	- 100.0%	\$388,020	\$0	- 100.0%
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	61	0	- 100.0%	61	0	- 100.0%
Percent of Original List Price Received*	97.0%	0.0%	- 100.0%	97.0%	0.0%	- 100.0%
New Listings	1	0	- 100.0%	1	0	- 100.0%

* 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

