

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

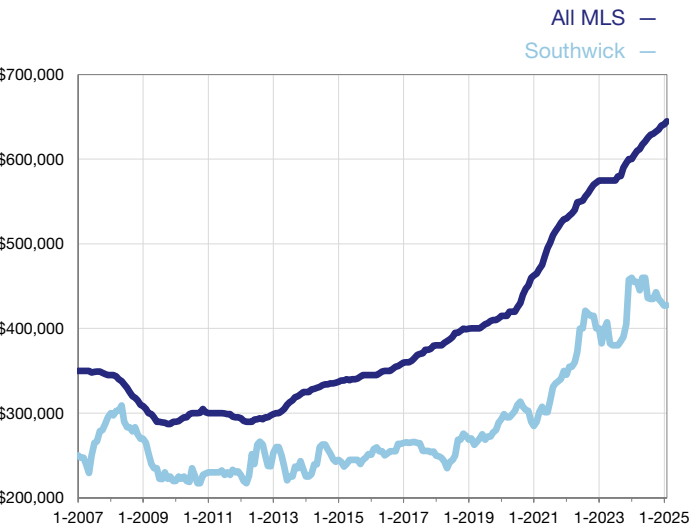
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	10	9	- 10.0%
Closed Sales	9	1	- 88.9%	13	6	- 53.8%
Median Sales Price*	\$371,000	\$710,000	+ 91.4%	\$371,000	\$364,950	- 1.6%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	23	111	+ 382.6%	29	86	+ 196.6%
Percent of Original List Price Received*	97.0%	89.9%	- 7.3%	97.1%	83.6%	- 13.9%
New Listings	3	4	+ 33.3%	11	7	- 36.4%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$264,000	--	\$388,020	\$264,000	- 32.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	0	108	--	61	108	+ 77.0%
Percent of Original List Price Received*	0.0%	97.8%	--	97.0%	97.8%	+ 0.8%
New Listings	0	2	--	1	2	+ 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

