

Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	11	+ 266.7%	13	20	+ 53.8%
Closed Sales	1	4	+ 300.0%	14	10	- 28.6%
Median Sales Price*	\$649,000	\$310,000	- 52.2%	\$390,500	\$339,950	- 12.9%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	181	18	- 90.1%	40	59	+ 47.5%
Percent of Original List Price Received*	89.0%	104.5%	+ 17.4%	96.5%	92.0%	- 4.7%
New Listings	6	13	+ 116.7%	17	20	+ 17.6%

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

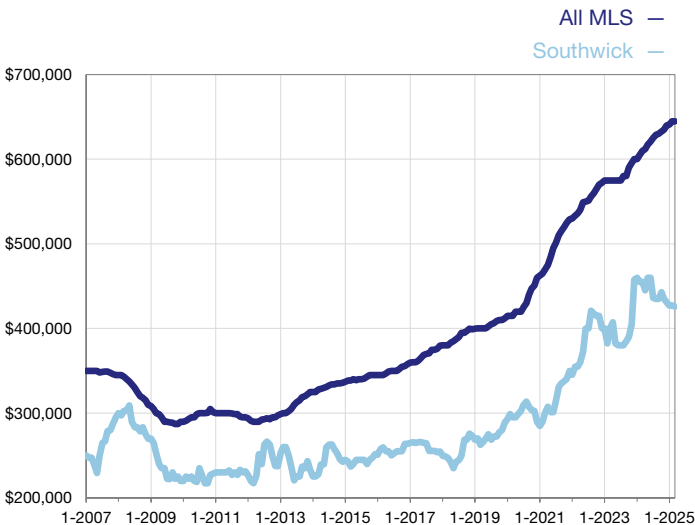
Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$235,000	\$500,000	+ 112.8%	\$311,510	\$382,000	+ 22.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	27	17	- 37.0%	44	63	+ 43.2%
Percent of Original List Price Received*	100.0%	107.5%	+ 7.5%	98.5%	102.7%	+ 4.3%
New Listings	0	0	--	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

