

# Southwick

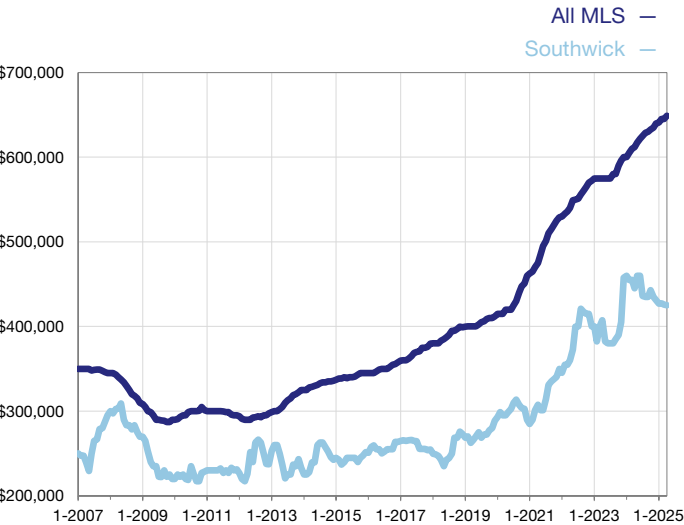
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	22	26	+ 18.2%
Closed Sales	5	9	+ 80.0%	19	19	0.0%
Median Sales Price*	\$427,400	\$465,000	+ 8.8%	\$410,000	\$380,000	- 7.3%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	18	40	+ 122.2%	34	50	+ 47.1%
Percent of Original List Price Received*	102.0%	104.8%	+ 2.7%	97.9%	98.1%	+ 0.2%
New Listings	11	12	+ 9.1%	28	32	+ 14.3%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	2	3	+ 50.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$345,000	--	\$311,510	\$345,000	+ 10.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	50	--	44	58	+ 31.8%
Percent of Original List Price Received*	0.0%	98.6%	--	98.5%	101.3%	+ 2.8%
New Listings	1	0	- 100.0%	2	2	0.0%

\* 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

