

Southwick

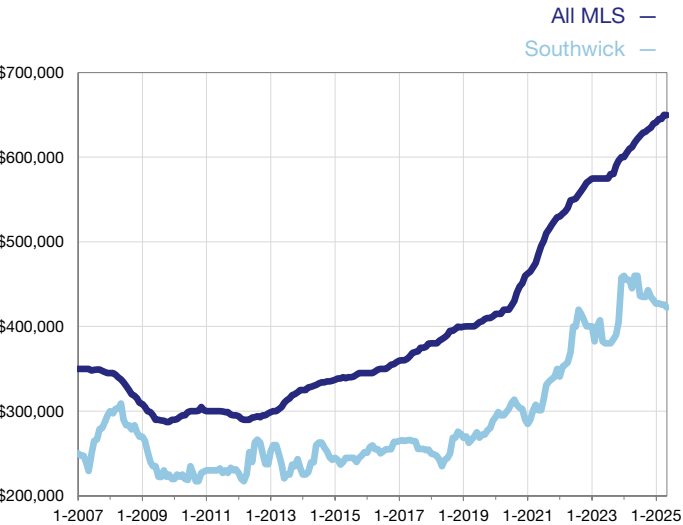
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	30	32	+ 6.7%
Closed Sales	6	6	0.0%	25	25	0.0%
Median Sales Price*	\$674,000	\$516,000	- 23.4%	\$435,100	\$420,000	- 3.5%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	25	16	- 36.0%	32	42	+ 31.3%
Percent of Original List Price Received*	100.6%	102.3%	+ 1.7%	98.6%	99.1%	+ 0.5%
New Listings	9	7	- 22.2%	37	39	+ 5.4%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$325,000	\$0	- 100.0%	\$325,000	\$345,000	+ 6.2%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	32	58	+ 81.3%
Percent of Original List Price Received*	105.9%	0.0%	- 100.0%	101.0%	101.3%	+ 0.3%
New Listings	3	0	- 100.0%	5	2	- 60.0%

* 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

