

Southwick

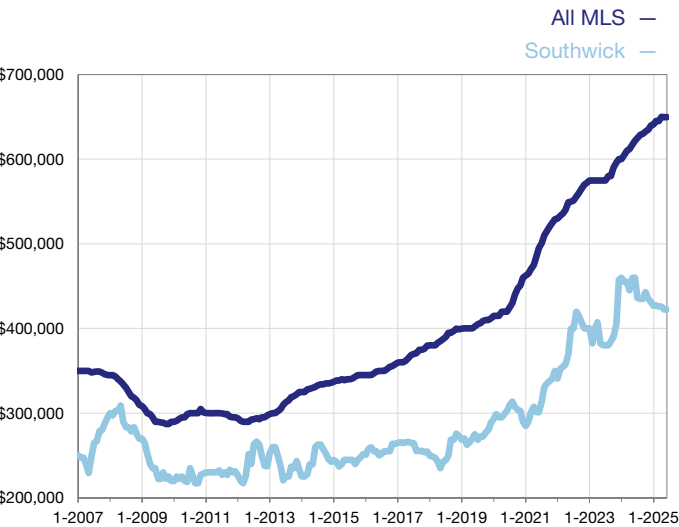
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	37	40	+ 8.1%
Closed Sales	7	5	- 28.6%	32	31	- 3.1%
Median Sales Price*	\$500,000	\$340,000	- 32.0%	\$447,550	\$420,000	- 6.2%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	38	30	- 21.1%	33	39	+ 18.2%
Percent of Original List Price Received*	99.5%	104.4%	+ 4.9%	98.8%	100.0%	+ 1.2%
New Listings	9	7	- 22.2%	46	46	0.0%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$412,500	\$0	- 100.0%	\$356,510	\$345,000	- 3.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	24	0	- 100.0%	30	58	+ 93.3%
Percent of Original List Price Received*	98.2%	0.0%	- 100.0%	100.3%	101.3%	+ 1.0%
New Listings	0	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

