

Southwick

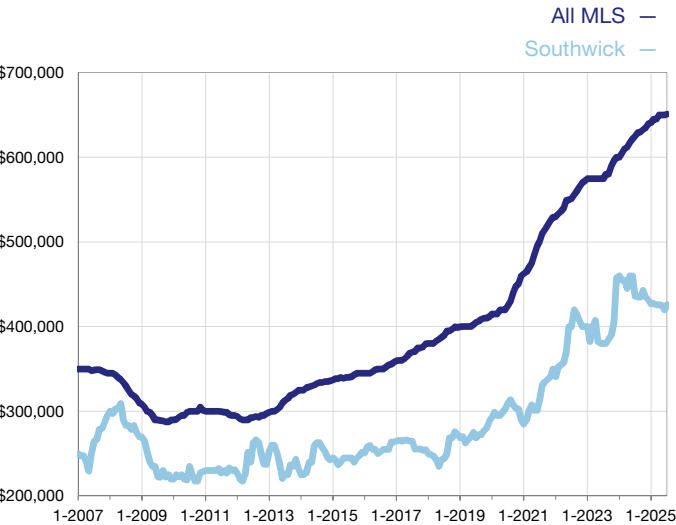
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	43	48	+ 11.6%
Closed Sales	8	7	- 12.5%	40	38	- 5.0%
Median Sales Price*	\$443,000	\$710,000	+ 60.3%	\$443,000	\$465,000	+ 5.0%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	24	40	+ 66.7%	31	39	+ 25.8%
Percent of Original List Price Received*	103.7%	99.3%	- 4.2%	99.8%	99.8%	0.0%
New Listings	4	8	+ 100.0%	50	54	+ 8.0%

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

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

