

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	8	+ 166.7%	73	78	+ 6.8%
Closed Sales	3	6	+ 100.0%	74	72	- 2.7%
Median Sales Price*	\$500,000	\$609,500	+ 21.9%	\$431,200	\$462,500	+ 7.3%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	34	34	0.0%
Percent of Original List Price Received*	93.9%	100.4%	+ 6.9%	100.9%	100.1%	- 0.8%
New Listings	5	3	- 40.0%	85	91	+ 7.1%

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

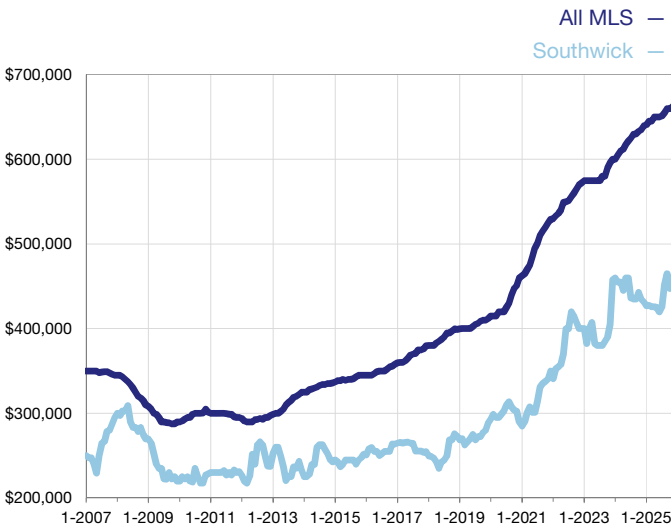
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	6	7	+ 16.7%
Closed Sales	0	0	--	7	6	- 14.3%
Median Sales Price*	\$0	\$0	--	\$375,000	\$330,000	- 12.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	37	+ 12.1%
Percent of Original List Price Received*	0.0%	0.0%	--	99.4%	102.1%	+ 2.7%
New Listings	0	0	--	8	8	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

