

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southwick

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	3	+ 200.0%	8	6	- 25.0%
Closed Sales	1	2	+ 100.0%	6	5	- 16.7%
Median Sales Price*	\$710,000	<b>\$525,000</b>	- 26.1%	\$364,950	<b>\$455,000</b>	+ 24.7%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	111	46	- 58.6%	86	52	- 39.5%
Percent of Original List Price Received*	89.9%	97.1%	+ 8.0%	83.6%	95.6%	+ 14.4%
New Listings	4	0	- 100.0%	7	3	- 57.1%

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

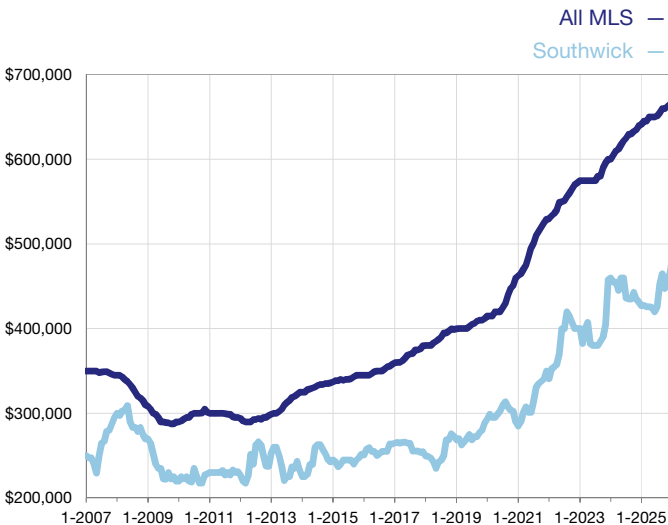
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	2	0.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$264,000	<b>\$0</b>	- 100.0%	\$264,000	<b>\$263,000</b>	- 0.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	108	0	- 100.0%	108	54	- 50.0%
Percent of Original List Price Received*	97.8%	0.0%	- 100.0%	97.8%	94.0%	- 3.9%
New Listings	2	1	- 50.0%	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

