

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Southwick

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	6	- 40.0%	18	12	- 33.3%
Closed Sales	4	5	+ 25.0%	10	11	+ 10.0%
Median Sales Price*	\$310,000	<b>\$465,000</b>	+ 50.0%	\$339,950	<b>\$460,000</b>	+ 35.3%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	18	111	+ 516.7%	59	76	+ 28.8%
Percent of Original List Price Received*	104.5%	91.9%	- 12.1%	92.0%	93.7%	+ 1.8%
New Listings	13	9	- 30.8%	20	12	- 40.0%

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

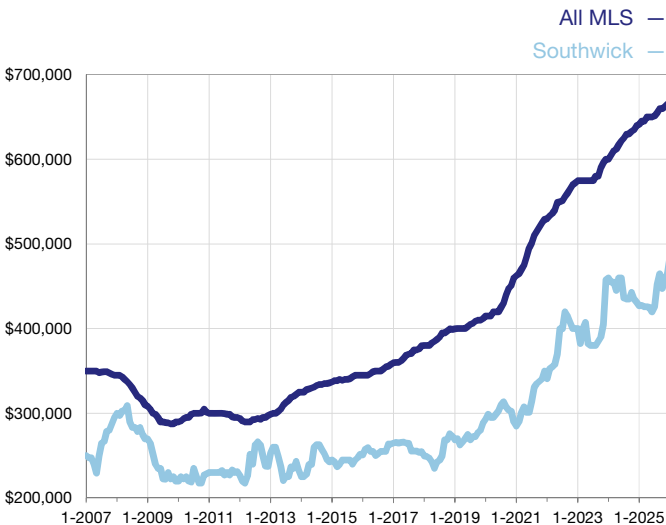
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	1	1	0.0%	2	2	0.0%
Median Sales Price*	\$500,000	<b>\$282,000</b>	- 43.6%	\$382,000	<b>\$272,500</b>	- 28.7%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	63	40	- 36.5%
Percent of Original List Price Received*	107.5%	100.8%	- 6.2%	102.7%	97.4%	- 5.2%
New Listings	0	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

