

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	8	+ 33.3%	24	18	- 25.0%
Closed Sales	9	3	- 66.7%	19	15	- 21.1%
Median Sales Price*	\$465,000	\$585,000	+ 25.8%	\$380,000	\$460,000	+ 21.1%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--
Cumulative Days on Market Until Sale	40	78	+ 95.0%	50	73	+ 46.0%
Percent of Original List Price Received*	104.8%	97.6%	- 6.9%	98.1%	95.0%	- 3.2%
New Listings	12	13	+ 8.3%	32	25	- 21.9%

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

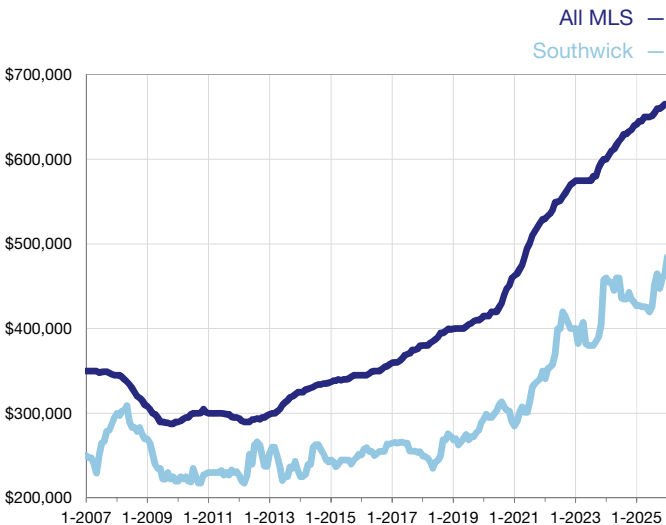
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$345,000	\$325,000	- 5.8%	\$345,000	\$282,000	- 18.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	50	39	- 22.0%	58	39	- 32.8%
Percent of Original List Price Received*	98.6%	100.0%	+ 1.4%	101.3%	98.2%	- 3.1%
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

