

Southwick

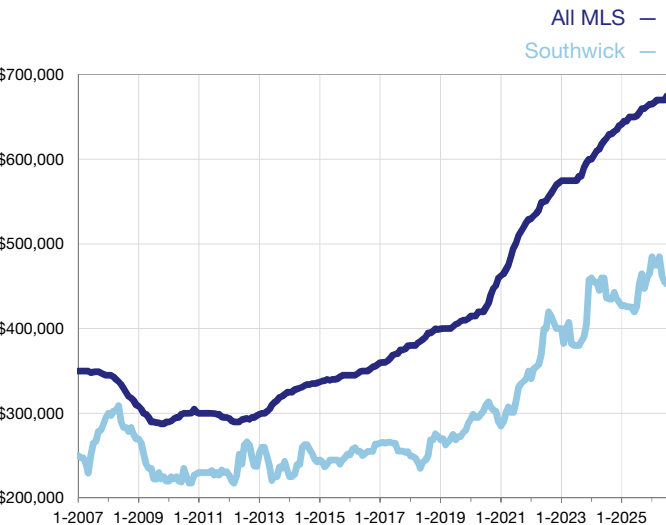
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	14	+ 75.0%	48	50	+ 4.2%
Closed Sales	7	8	+ 14.3%	38	40	+ 5.3%
Median Sales Price*	\$710,000	\$632,500	- 10.9%	\$465,000	\$430,000	- 7.5%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	1.7	3.6	+ 111.8%	--	--	--
Cumulative Days on Market Until Sale	40	17	- 57.5%	39	49	+ 25.6%
Percent of Original List Price Received*	99.3%	105.7%	+ 6.4%	99.8%	98.6%	- 1.2%
New Listings	8	14	+ 75.0%	54	66	+ 22.2%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	4	--	3	7	+ 133.3%
Closed Sales	0	0	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$345,000	\$303,500	- 12.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	58	40	- 31.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.3%	97.2%	- 4.0%
New Listings	0	3	--	2	7	+ 250.0%

* 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

