

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

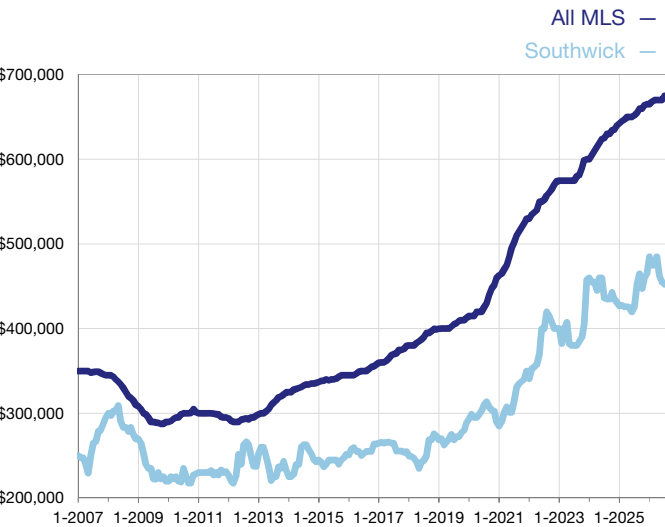
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	53	55	+ 3.8%
Closed Sales	12	11	- 8.3%	50	51	+ 2.0%
Median Sales Price*	\$510,000	\$561,400	+ 10.1%	\$475,000	\$460,000	- 3.2%
Inventory of Homes for Sale	12	25	+ 108.3%	--	--	--
Months Supply of Inventory	1.9	3.9	+ 105.3%	--	--	--
Cumulative Days on Market Until Sale	28	42	+ 50.0%	36	47	+ 30.6%
Percent of Original List Price Received*	99.7%	97.3%	- 2.4%	99.8%	98.3%	- 1.5%
New Listings	7	10	+ 42.9%	61	76	+ 24.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	3	7	+ 133.3%
Closed Sales	0	4	--	3	8	+ 166.7%
Median Sales Price*	\$0	\$257,500	--	\$345,000	\$273,500	- 20.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	58	30	- 48.3%
Percent of Original List Price Received*	0.0%	99.3%	--	101.3%	98.3%	- 3.0%
New Listings	1	1	0.0%	3	8	+ 166.7%

* 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

