

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Southwick

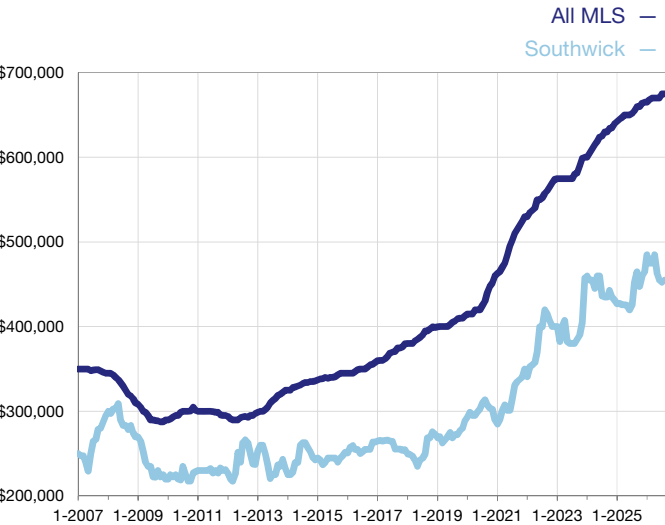
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	7	0.0%	60	61	+ 1.7%
Closed Sales	5	5	0.0%	55	56	+ 1.8%
Median Sales Price*	\$505,000	\$364,000	- 27.9%	\$485,000	\$455,000	- 6.2%
Inventory of Homes for Sale	15	25	+ 66.7%	--	--	--
Months Supply of Inventory	2.3	3.9	+ 69.6%	--	--	--
Cumulative Days on Market Until Sale	47	32	- 31.9%	37	46	+ 24.3%
Percent of Original List Price Received*	100.3%	99.3%	- 1.0%	99.9%	98.4%	- 1.5%
New Listings	12	11	- 8.3%	73	87	+ 19.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	5	7	+ 40.0%
Closed Sales	0	0	--	3	8	+ 166.7%
Median Sales Price*	\$0	\$0	--	\$345,000	\$273,500	- 20.7%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	58	30	- 48.3%
Percent of Original List Price Received*	0.0%	0.0%	--	101.3%	98.3%	- 3.0%
New Listings	2	1	- 50.0%	5	9	+ 80.0%

* 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

