Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Southwick

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**9**	0.0%	69	**70**	+ 1.4%
Closed Sales	4	**9**	+ 125.0%	59	**65**	+ 10.2%
Median Sales Price*	$339,950	**$335,000**	- 1.5%	$465,000	**$455,000**	- 2.2%
Inventory of Homes for Sale	13	**21**	+ 61.5%	--	--	--
Months Supply of Inventory	2.1	**3.3**	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	11	**30**	+ 172.7%	36	**44**	+ 22.2%
Percent of Original List Price Received*	105.4%	**97.7%**	- 7.3%	100.2%	**98.3%**	- 1.9%
New Listings	8	**8**	0.0%	81	**95**	+ 17.3%

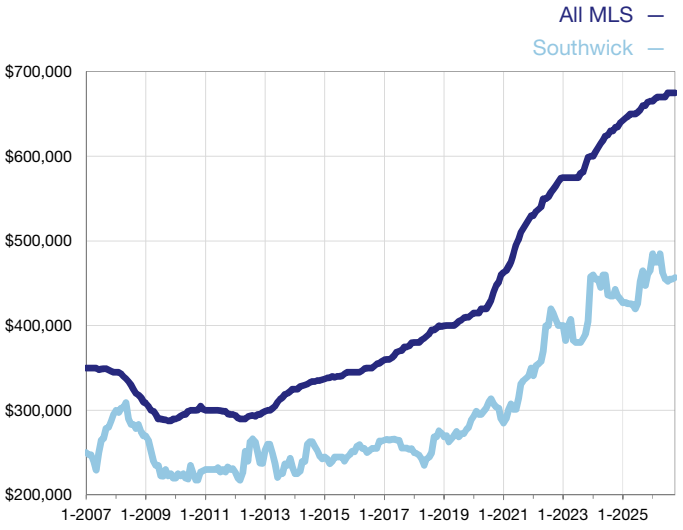
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

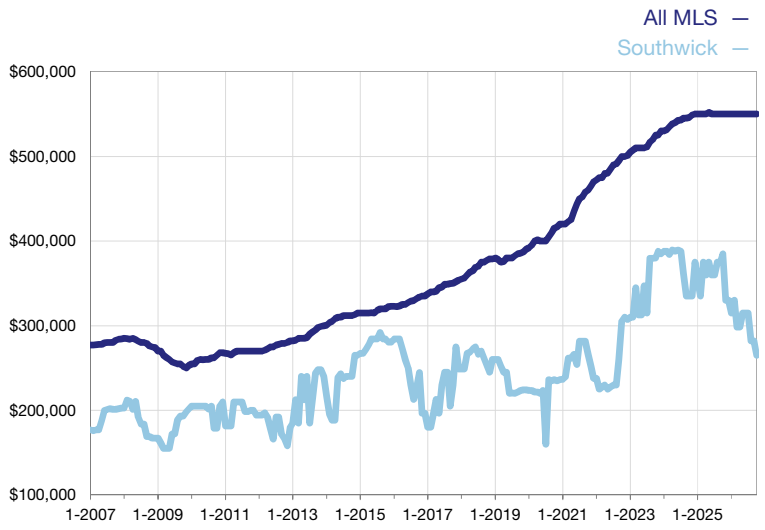
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**1**	--	5	**8**	+ 60.0%
Closed Sales	2	**0**	- 100.0%	5	**8**	+ 60.0%
Median Sales Price*	$421,000	**$0**	- 100.0%	$345,000	**$273,500**	- 20.7%
Inventory of Homes for Sale	4	**5**	+ 25.0%	--	--	--
Months Supply of Inventory	2.4	**3.5**	+ 45.8%	--	--	--
Cumulative Days on Market Until Sale	10	**0**	- 100.0%	39	**30**	- 23.1%
Percent of Original List Price Received*	104.5%	**0.0%**	- 100.0%	102.6%	**98.3%**	- 4.2%
New Listings	3	**3**	0.0%	8	**12**	+ 50.0%

* 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



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