

Local Market Update – June 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	20	+ 53.8%	83	78	- 6.0%
Closed Sales	27	21	- 22.2%	71	58	- 18.3%
Median Sales Price*	\$615,000	\$620,000	+ 0.8%	\$575,500	\$580,000	+ 0.8%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	46	45	- 2.2%	57	46	- 19.3%
Percent of Original List Price Received*	101.1%	98.9%	- 2.2%	98.9%	98.5%	- 0.4%
New Listings	12	28	+ 133.3%	107	109	+ 1.9%

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

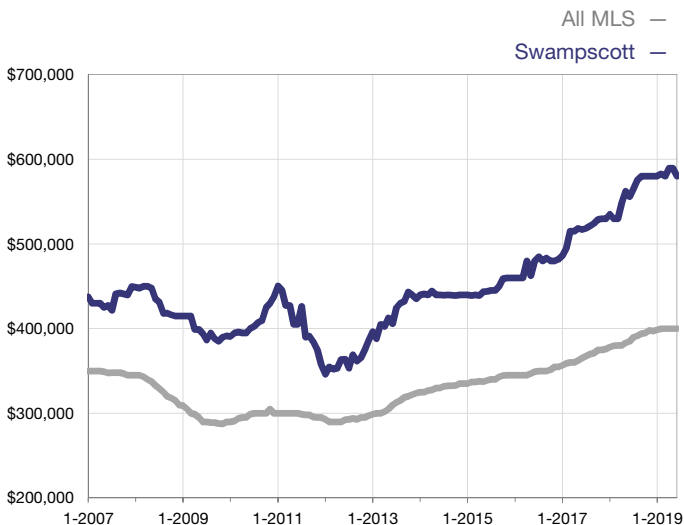
Condominium Properties

Key Metrics	June			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	18	5	- 72.2%	50	39	- 22.0%
Closed Sales	17	4	- 76.5%	49	29	- 40.8%
Median Sales Price*	\$387,900	\$315,000	- 18.8%	\$365,000	\$349,000	- 4.4%
Inventory of Homes for Sale	10	20	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	31	41	+ 32.3%	34	74	+ 117.6%
Percent of Original List Price Received*	101.0%	97.5%	- 3.5%	100.5%	96.7%	- 3.8%
New Listings	12	14	+ 16.7%	59	54	- 8.5%

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

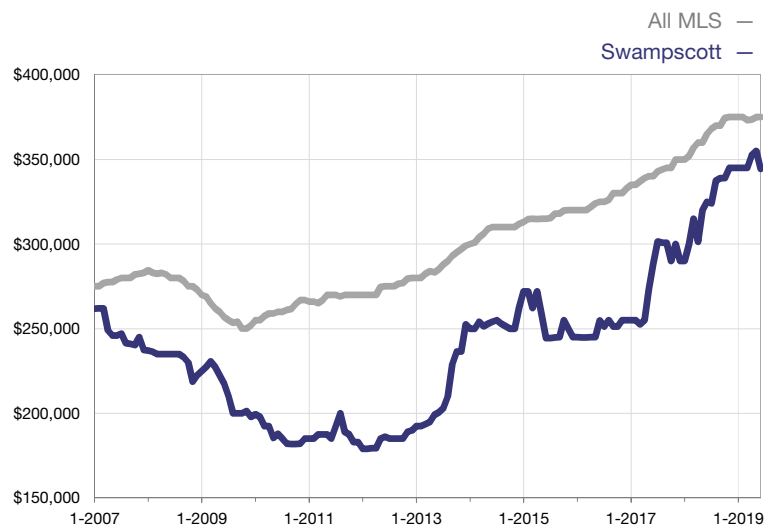
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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