

# Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swansea

### Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	23	0.0%	126	95	- 24.6%
Closed Sales	20	11	- 45.0%	103	88	- 14.6%
Median Sales Price*	\$340,000	<b>\$445,000</b>	+ 30.9%	\$333,500	<b>\$377,500</b>	+ 13.2%
Inventory of Homes for Sale	34	27	- 20.6%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	48	14	- 70.8%	67	29	- 56.7%
Percent of Original List Price Received*	100.3%	<b>105.9%</b>	+ 5.6%	97.9%	<b>102.6%</b>	+ 4.8%
New Listings	23	23	0.0%	152	129	- 15.1%

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

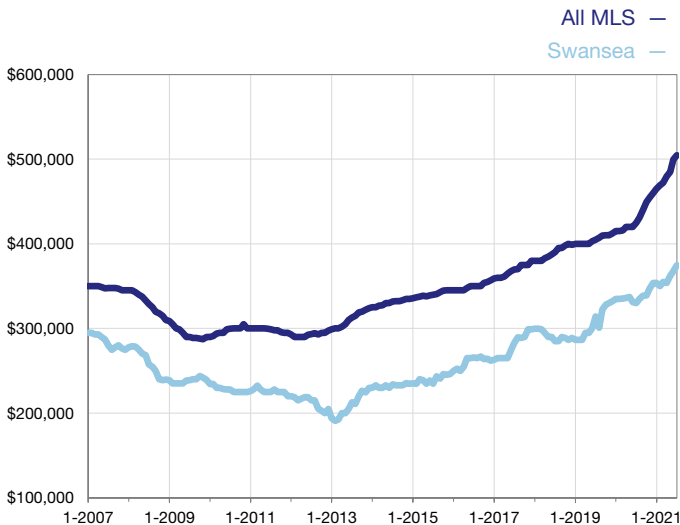
### Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$138,000	<b>\$295,000</b>	+ 113.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	229	23	- 90.0%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	72.7%	<b>100.0%</b>	+ 37.6%
New Listings	0	0	--	0	1	--

\* 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

