

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	3	- 62.5%	141	117	- 17.0%
Closed Sales	9	9	0.0%	140	117	- 16.4%
Median Sales Price*	\$635,000	\$700,000	+ 10.2%	\$690,000	\$790,000	+ 14.5%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	28	23	- 17.9%	30	28	- 6.7%
Percent of Original List Price Received*	103.4%	100.0%	- 3.3%	103.7%	104.7%	+ 1.0%
New Listings	3	2	- 33.3%	159	148	- 6.9%

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

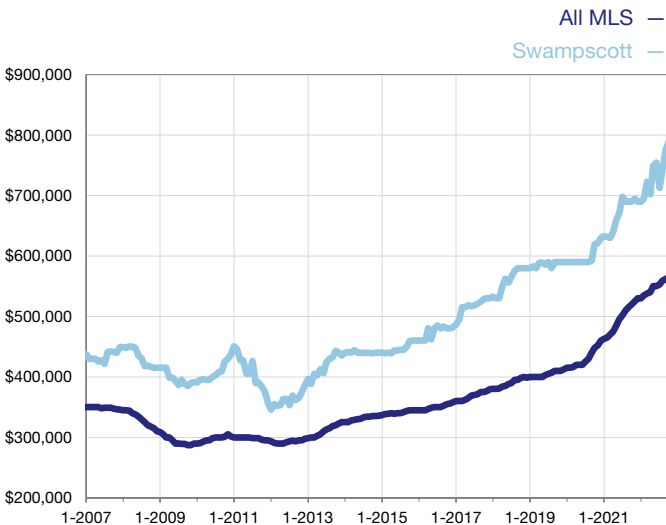
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	1	- 85.7%	82	57	- 30.5%
Closed Sales	11	2	- 81.8%	84	61	- 27.4%
Median Sales Price*	\$400,000	\$381,000	- 4.8%	\$405,000	\$415,000	+ 2.5%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	34	47	+ 38.2%	37	26	- 29.7%
Percent of Original List Price Received*	98.3%	96.0%	- 2.3%	100.3%	100.8%	+ 0.5%
New Listings	2	1	- 50.0%	96	71	- 26.0%

* 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

