

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	11	- 47.6%	182	150	- 17.6%
Closed Sales	26	10	- 61.5%	189	161	- 14.8%
Median Sales Price*	\$388,000	\$397,500	+ 2.4%	\$381,000	\$420,000	+ 10.2%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	41	25	- 39.0%	31	36	+ 16.1%
Percent of Original List Price Received*	98.5%	97.0%	- 1.5%	101.0%	99.6%	- 1.4%
New Listings	6	6	0.0%	215	204	- 5.1%

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

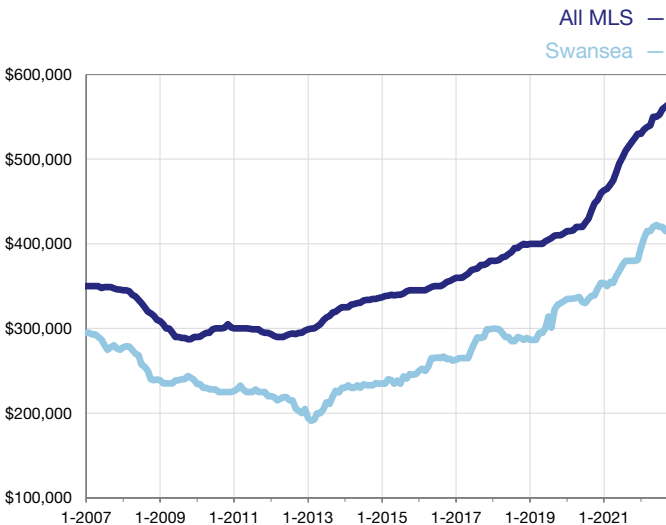
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$295,000	\$347,000	+ 17.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	23	16	- 30.4%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	100.5%	+ 0.5%
New Listings	0	0	--	4	3	- 25.0%

* 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

