

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	7	6	- 14.3%	7	6	- 14.3%
Median Sales Price*	\$605,000	\$752,500	+ 24.4%	\$605,000	\$752,500	+ 24.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	21	37	+ 76.2%	21	37	+ 76.2%
Percent of Original List Price Received*	105.8%	97.5%	- 7.8%	105.8%	97.5%	- 7.8%
New Listings	4	4	0.0%	4	4	0.0%

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

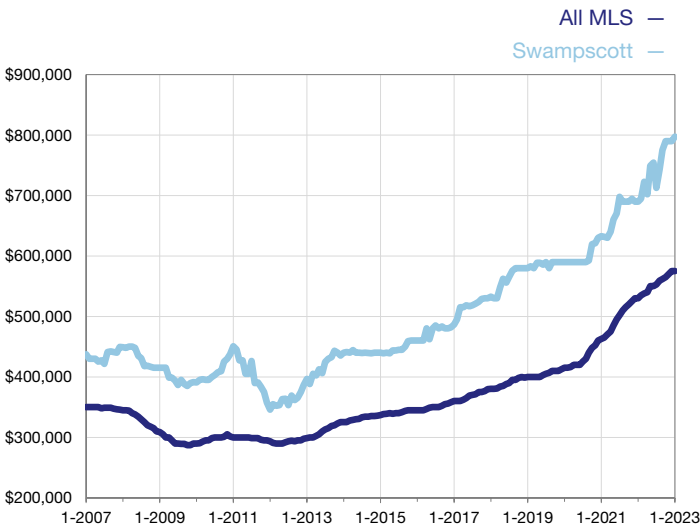
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	4	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$380,000	\$0	- 100.0%	\$380,000	\$0	- 100.0%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	29	0	- 100.0%	29	0	- 100.0%
Percent of Original List Price Received*	100.7%	0.0%	- 100.0%	100.7%	0.0%	- 100.0%
New Listings	1	5	+ 400.0%	1	5	+ 400.0%

* 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

