

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	12	- 20.0%	98	88	- 10.2%
Closed Sales	20	18	- 10.0%	91	76	- 16.5%
Median Sales Price*	\$582,750	\$621,130	+ 6.6%	\$580,000	\$585,000	+ 0.9%
Inventory of Homes for Sale	31	29	- 6.5%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	50	42	- 16.0%
Percent of Original List Price Received*	100.8%	99.2%	- 1.6%	99.3%	98.6%	- 0.7%
New Listings	13	13	0.0%	120	121	+ 0.8%

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

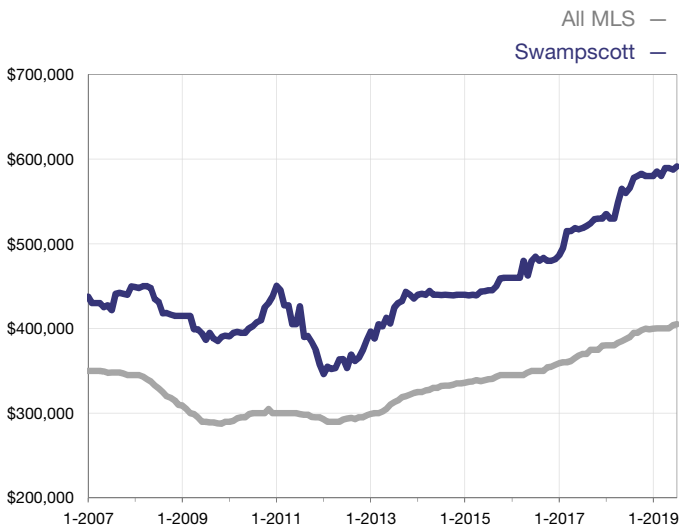
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	8	+ 33.3%	56	47	- 16.1%
Closed Sales	11	4	- 63.6%	60	33	- 45.0%
Median Sales Price*	\$315,000	\$360,000	+ 14.3%	\$337,500	\$349,000	+ 3.4%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	1.6	3.0	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	34	68	+ 100.0%
Percent of Original List Price Received*	99.7%	101.7%	+ 2.0%	100.3%	97.3%	- 3.0%
New Listings	9	9	0.0%	68	63	- 7.4%

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

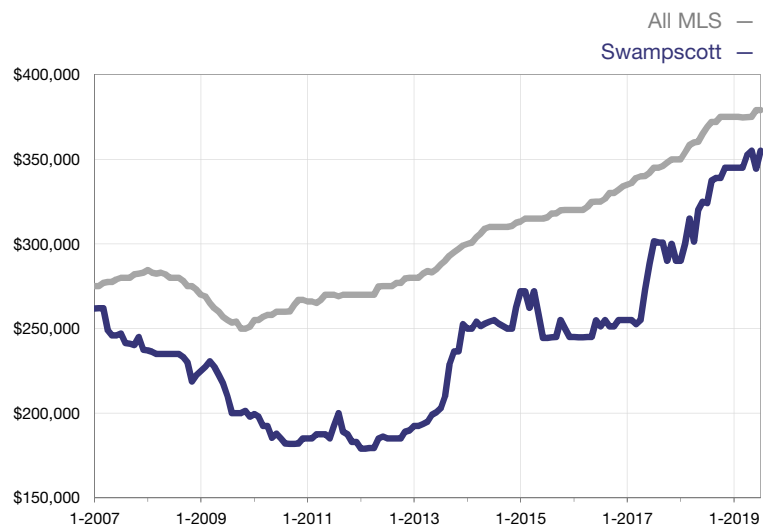
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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