Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Swansea

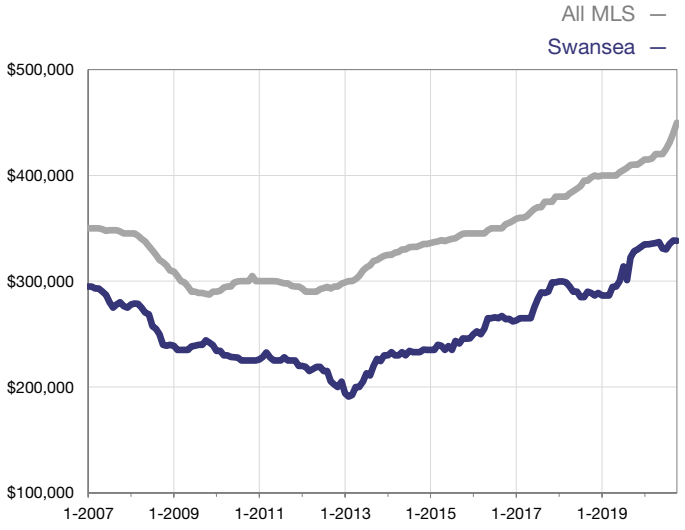
Single-Family Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	24	**30**	+ 25.0%	199	**206**	+ 3.5%
Closed Sales	19	**20**	+ 5.3%	185	**174**	- 5.9%
Median Sales Price*	$415,000	**$357,500**	- 13.9%	$340,000	**$347,500**	+ 2.2%
Inventory of Homes for Sale	47	**27**	- 42.6%	--	--	--
Months Supply of Inventory	2.6	**1.5**	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	51	**40**	- 21.6%	78	**59**	- 24.4%
Percent of Original List Price Received*	95.7%	**102.1%**	+ 6.7%	95.8%	**98.7%**	+ 3.0%
New Listings	21	**30**	+ 42.9%	241	**231**	- 4.1%

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

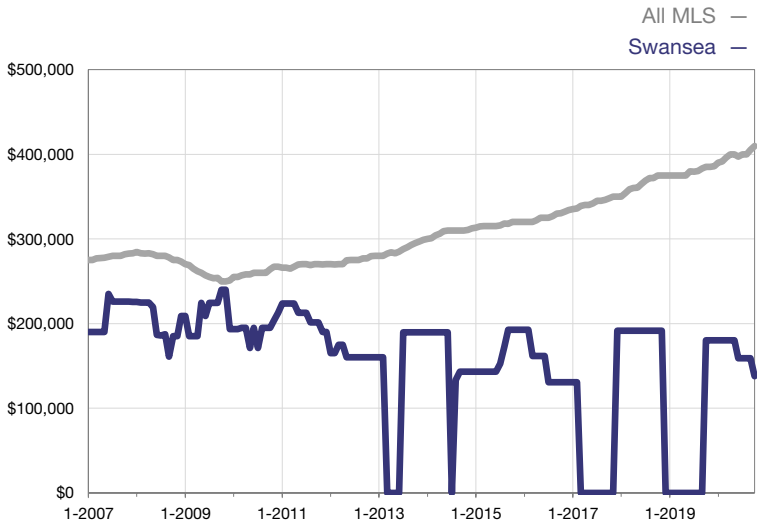
Condominium Properties	October			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	1	**0**	- 100.0%	1	**2**	+ 100.0%
Closed Sales	1	**0**	- 100.0%	1	**1**	0.0%
Median Sales Price*	$180,000	**$0**	- 100.0%	$180,000	**$138,000**	- 23.3%
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.0	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	14	**0**	- 100.0%	14	**229**	+ 1,535.7%
Percent of Original List Price Received*	86.1%	**0.0%**	- 100.0%	86.1%	**72.7%**	- 15.6%
New Listings	1	**0**	- 100.0%	2	**1**	- 50.0%

* 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



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