

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	15	+ 25.0%	29	30	+ 3.4%
Closed Sales	12	6	- 50.0%	30	14	- 53.3%
Median Sales Price*	\$575,250	\$542,500	- 5.7%	\$567,500	\$602,550	+ 6.2%
Inventory of Homes for Sale	19	9	- 52.6%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	49	25	- 49.0%	59	25	- 57.6%
Percent of Original List Price Received*	99.3%	105.7%	+ 6.4%	97.4%	102.6%	+ 5.3%
New Listings	20	20	0.0%	34	35	+ 2.9%

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

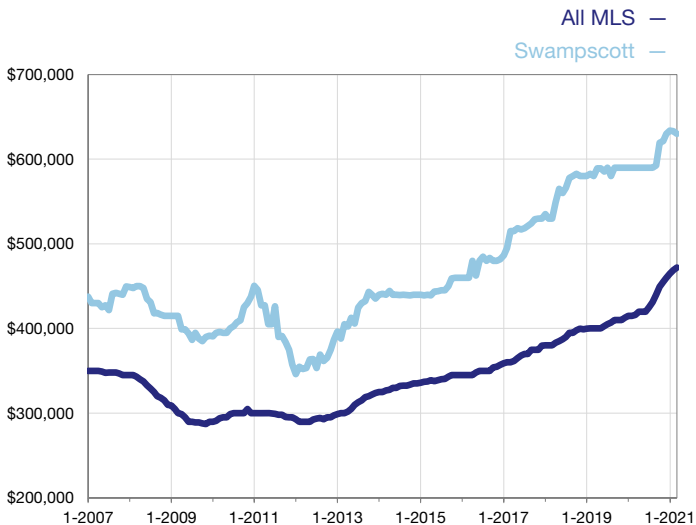
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	6	+ 200.0%	12	16	+ 33.3%
Closed Sales	4	3	- 25.0%	16	17	+ 6.3%
Median Sales Price*	\$523,000	\$580,000	+ 10.9%	\$515,500	\$415,000	- 19.5%
Inventory of Homes for Sale	17	2	- 88.2%	--	--	--
Months Supply of Inventory	2.8	0.3	- 89.3%	--	--	--
Cumulative Days on Market Until Sale	40	62	+ 55.0%	68	77	+ 13.2%
Percent of Original List Price Received*	99.5%	95.1%	- 4.4%	97.9%	95.6%	- 2.3%
New Listings	7	5	- 28.6%	16	13	- 18.8%

* 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

