

Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	12	- 45.5%	48	33	- 31.3%
Closed Sales	13	12	- 7.7%	40	46	+ 15.0%
Median Sales Price*	\$335,000	\$378,000	+ 12.8%	\$332,250	\$350,000	+ 5.3%
Inventory of Homes for Sale	46	11	- 76.1%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	45	22	- 51.1%	83	29	- 65.1%
Percent of Original List Price Received*	96.0%	106.9%	+ 11.4%	96.1%	102.3%	+ 6.5%
New Listings	31	18	- 41.9%	72	42	- 41.7%

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

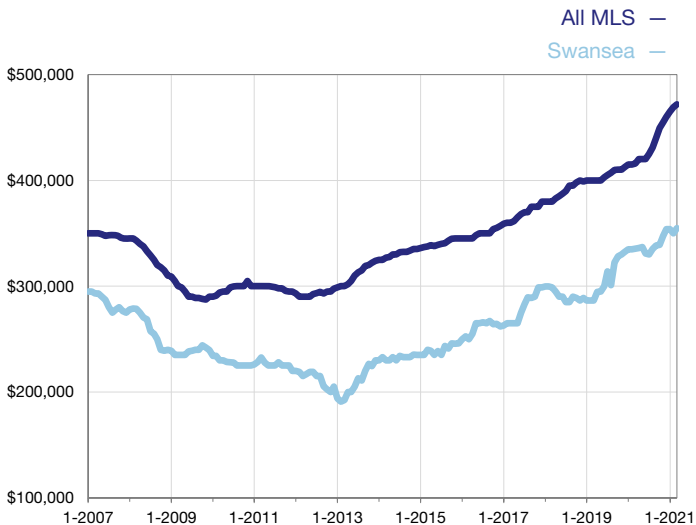
Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$295,000	--	\$0	\$295,000	--
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	0	23	--	0	23	--
Percent of Original List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
New Listings	0	0	--	0	1	--

* 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

