

# Local Market Update – April 2021

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## Swampscott

### Single-Family Properties

| Key Metrics                              | April     |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -    | 2020         | 2021             | + / -   |
| Pending Sales                            | 7         | 23               | + 228.6% | 36           | 53               | + 47.2% |
| Closed Sales                             | 6         | 12               | + 100.0% | 36           | 26               | - 27.8% |
| Median Sales Price*                      | \$567,500 | <b>\$737,500</b> | + 30.0%  | \$567,500    | <b>\$665,000</b> | + 17.2% |
| Inventory of Homes for Sale              | 16        | 14               | - 12.5%  | --           | --               | --      |
| Months Supply of Inventory               | 1.2       | 1.3              | + 8.3%   | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 48        | 27               | - 43.8%  | 57           | 26               | - 54.4% |
| Percent of Original List Price Received* | 108.1%    | <b>108.0%</b>    | - 0.1%   | 99.2%        | <b>105.1%</b>    | + 5.9%  |
| New Listings                             | 6         | 29               | + 383.3% | 40           | 63               | + 57.5% |

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

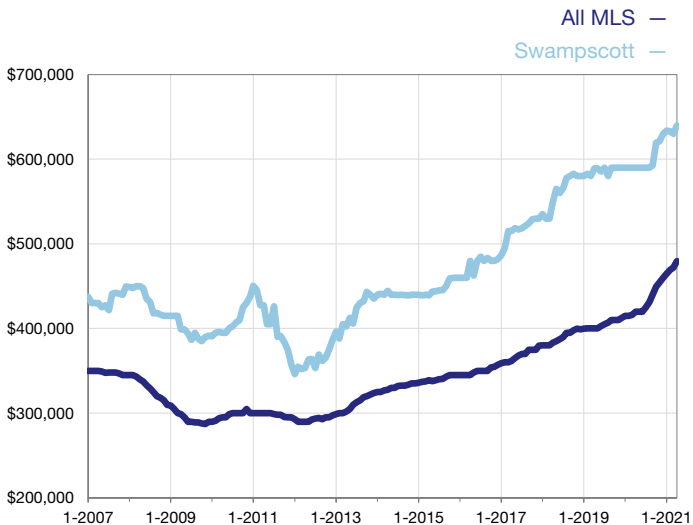
### Condominium Properties

| Key Metrics                              | April     |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2020      | 2021             | + / -    | 2020         | 2021             | + / -   |
| Pending Sales                            | 4         | 8                | + 100.0% | 16           | 24               | + 50.0% |
| Closed Sales                             | 2         | 4                | + 100.0% | 18           | 21               | + 16.7% |
| Median Sales Price*                      | \$500,000 | <b>\$372,250</b> | - 25.6%  | \$515,500    | <b>\$395,000</b> | - 23.4% |
| Inventory of Homes for Sale              | 16        | 5                | - 68.8%  | --           | --               | --      |
| Months Supply of Inventory               | 2.8       | 0.8              | - 71.4%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 50        | 55               | + 10.0%  | 66           | 72               | + 9.1%  |
| Percent of Original List Price Received* | 98.1%     | <b>101.8%</b>    | + 3.8%   | 97.9%        | <b>96.8%</b>     | - 1.1%  |
| New Listings                             | 2         | 12               | + 500.0% | 18           | 26               | + 44.4% |

\* 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

