

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swampscott

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	14	+ 55.6%	45	68	+ 51.1%
Closed Sales	8	18	+ 125.0%	44	44	0.0%
Median Sales Price*	\$548,000	<b>\$690,000</b>	+ 25.9%	\$566,000	<b>\$679,500</b>	+ 20.1%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	50	27	- 46.0%
Percent of Original List Price Received*	104.0%	<b>106.2%</b>	+ 2.1%	100.1%	<b>105.5%</b>	+ 5.4%
New Listings	13	13	0.0%	53	75	+ 41.5%

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

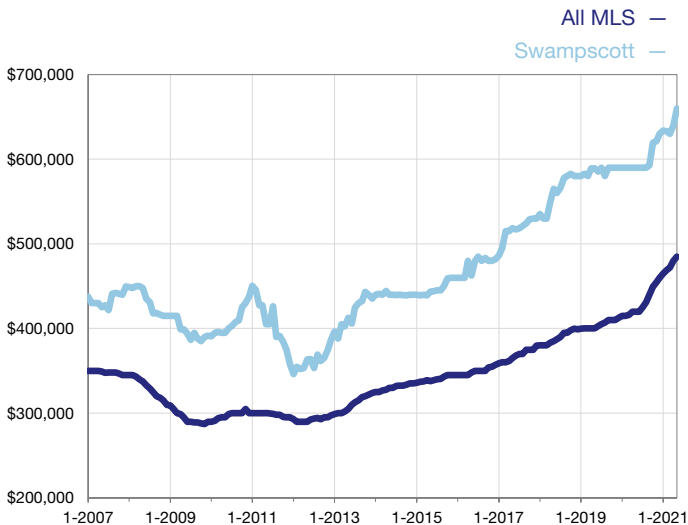
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	7	0.0%	23	31	+ 34.8%
Closed Sales	5	11	+ 120.0%	23	32	+ 39.1%
Median Sales Price*	\$315,000	<b>\$405,000</b>	+ 28.6%	\$444,000	<b>\$403,000</b>	- 9.2%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	3.0	0.6	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	49	14	- 71.4%	62	52	- 16.1%
Percent of Original List Price Received*	97.4%	<b>100.1%</b>	+ 2.8%	97.8%	<b>97.9%</b>	+ 0.1%
New Listings	8	6	- 25.0%	26	34	+ 30.8%

\* 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

