

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	15	+ 15.4%	127	105	- 17.3%
Closed Sales	15	10	- 33.3%	121	98	- 19.0%
Median Sales Price*	\$670,250	\$752,500	+ 12.3%	\$694,500	\$800,000	+ 15.2%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	31	62	+ 100.0%	28	26	- 7.1%
Percent of Original List Price Received*	100.2%	97.7%	- 2.5%	104.7%	105.8%	+ 1.1%
New Listings	9	13	+ 44.4%	147	138	- 6.1%

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

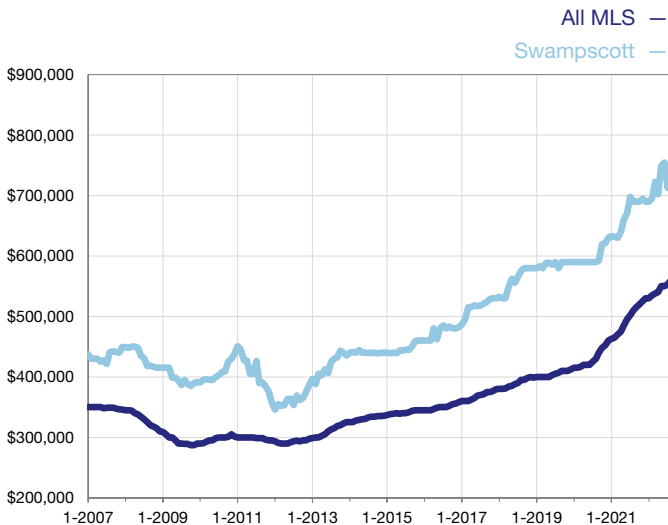
Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	6	0.0%	68	55	- 19.1%
Closed Sales	4	5	+ 25.0%	63	53	- 15.9%
Median Sales Price*	\$468,450	\$365,000	- 22.1%	\$405,000	\$420,000	+ 3.7%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	39	33	- 15.4%	40	27	- 32.5%
Percent of Original List Price Received*	103.0%	95.0%	- 7.8%	100.8%	100.4%	- 0.4%
New Listings	6	3	- 50.0%	82	66	- 19.5%

* 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

