

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swampscott

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	6	13	+ 116.7%	133	114	- 14.3%
Closed Sales	10	10	0.0%	131	108	- 17.6%
Median Sales Price*	\$670,000	<b>\$761,000</b>	+ 13.6%	\$694,500	<b>\$797,500</b>	+ 14.8%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	51	51	0.0%	30	28	- 6.7%
Percent of Original List Price Received*	91.7%	<b>97.9%</b>	+ 6.8%	103.7%	<b>105.1%</b>	+ 1.4%
New Listings	9	8	- 11.1%	156	146	- 6.4%

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

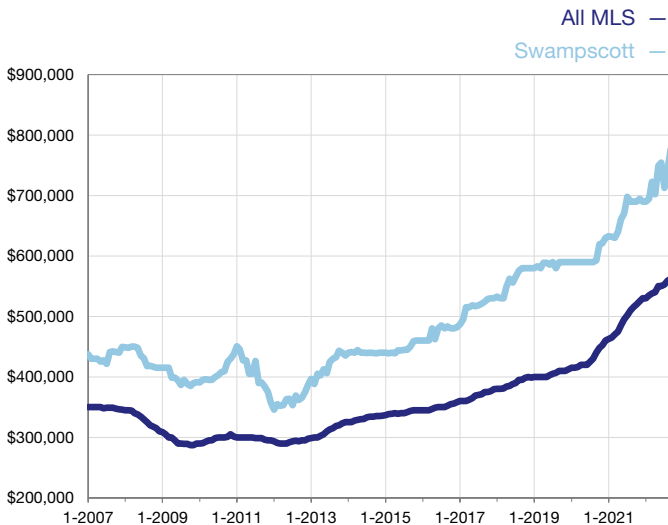
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	1	- 85.7%	75	56	- 25.3%
Closed Sales	10	6	- 40.0%	73	59	- 19.2%
Median Sales Price*	\$494,500	<b>\$406,500</b>	- 17.8%	\$405,000	<b>\$415,000</b>	+ 2.5%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	23	15	- 34.8%	37	26	- 29.7%
Percent of Original List Price Received*	99.6%	<b>105.3%</b>	+ 5.7%	100.6%	<b>100.9%</b>	+ 0.3%
New Listings	12	4	- 66.7%	94	70	- 25.5%

\* 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

