

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	21	14	- 33.3%	161	143	- 11.2%
Closed Sales	13	12	- 7.7%	163	150	- 8.0%
Median Sales Price*	\$355,000	\$427,500	+ 20.4%	\$380,000	\$426,450	+ 12.2%
Inventory of Homes for Sale	34	27	- 20.6%	--	--	--
Months Supply of Inventory	2.3	2.0	- 13.0%	--	--	--
Cumulative Days on Market Until Sale	30	36	+ 20.0%	29	36	+ 24.1%
Percent of Original List Price Received*	99.1%	99.5%	+ 0.4%	101.4%	99.9%	- 1.5%
New Listings	18	16	- 11.1%	209	198	- 5.3%

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

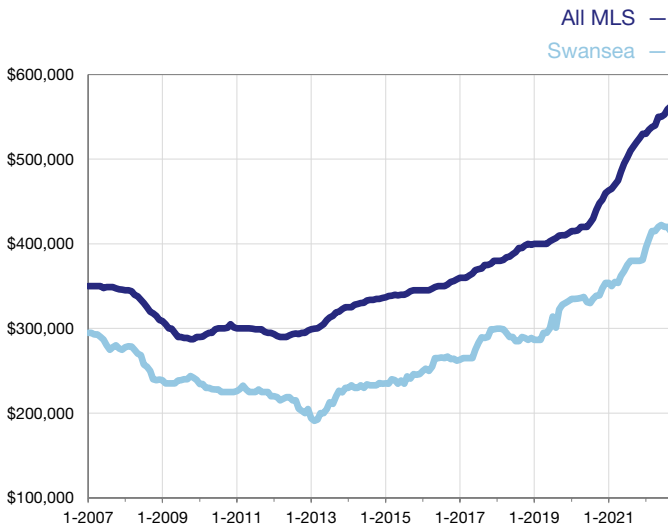
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$295,000	\$347,000	+ 17.6%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	23	16	- 30.4%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	100.5%	+ 0.5%
New Listings	1	0	- 100.0%	4	3	- 25.0%

* 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

