

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	6	6	0.0%
Closed Sales	3	2	- 33.3%	10	8	- 20.0%
Median Sales Price*	\$790,000	\$910,000	+ 15.2%	\$612,500	\$752,500	+ 22.9%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	48	34	- 29.2%	29	36	+ 24.1%
Percent of Original List Price Received*	109.7%	84.9%	- 22.6%	107.0%	94.4%	- 11.8%
New Listings	7	6	- 14.3%	11	10	- 9.1%

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

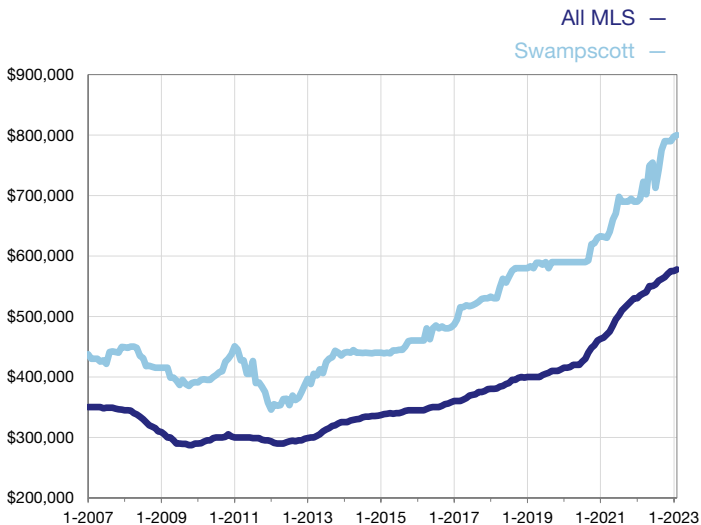
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	3	7	+ 133.3%
Closed Sales	3	3	0.0%	7	3	- 57.1%
Median Sales Price*	\$445,000	\$328,275	- 26.2%	\$399,000	\$328,275	- 17.7%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	15	41	+ 173.3%	23	41	+ 78.3%
Percent of Original List Price Received*	104.7%	92.2%	- 11.9%	102.4%	92.2%	- 10.0%
New Listings	5	4	- 20.0%	6	9	+ 50.0%

* 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

