

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	13	21	+ 61.5%
Closed Sales	9	11	+ 22.2%	26	23	- 11.5%
Median Sales Price*	\$400,000	\$425,000	+ 6.3%	\$420,000	\$423,000	+ 0.7%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	51	40	- 21.6%	51	43	- 15.7%
Percent of Original List Price Received*	94.4%	94.3%	- 0.1%	95.4%	95.0%	- 0.4%
New Listings	14	13	- 7.1%	19	23	+ 21.1%

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

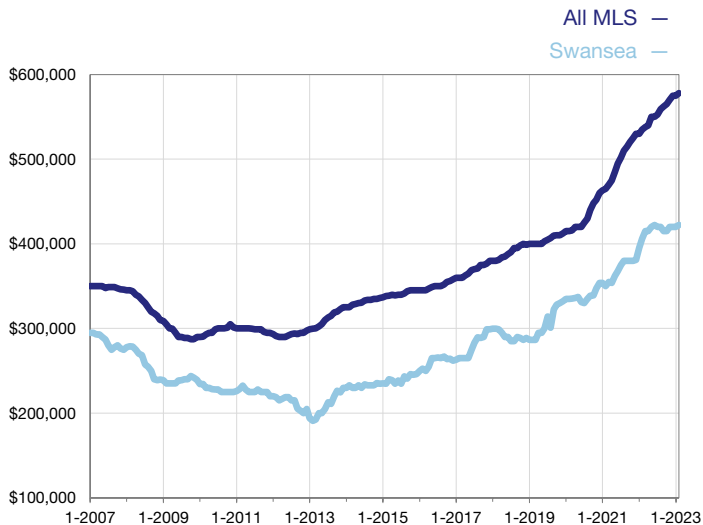
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	4.0	1.0	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	2	1	- 50.0%	2	1	- 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

