

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	11	15	+ 36.4%
Closed Sales	4	9	+ 125.0%	14	17	+ 21.4%
Median Sales Price*	\$791,000	\$745,000	- 5.8%	\$697,500	\$745,000	+ 6.8%
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	4	73	+ 1,725.0%	22	56	+ 154.5%
Percent of Original List Price Received*	106.6%	94.8%	- 11.1%	106.9%	94.6%	- 11.5%
New Listings	19	12	- 36.8%	30	22	- 26.7%

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

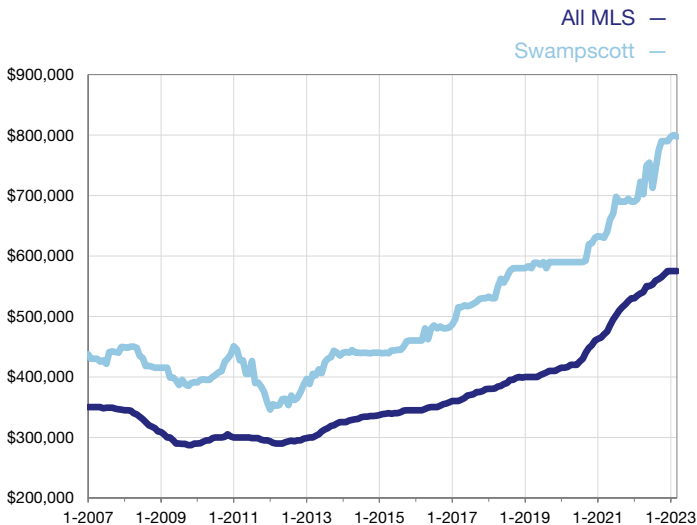
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	2	- 71.4%	10	10	0.0%
Closed Sales	1	4	+ 300.0%	8	7	- 12.5%
Median Sales Price*	\$410,000	\$408,500	- 0.4%	\$404,500	\$377,000	- 6.8%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	77	34	- 55.8%	30	37	+ 23.3%
Percent of Original List Price Received*	84.5%	99.6%	+ 17.9%	100.2%	96.5%	- 3.7%
New Listings	7	3	- 57.1%	13	12	- 7.7%

* 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

