

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	9	- 47.1%	28	24	- 14.3%
Closed Sales	8	5	- 37.5%	22	22	0.0%
Median Sales Price*	\$586,250	\$869,000	+ 48.2%	\$613,750	\$785,000	+ 27.9%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	20	36	+ 80.0%	21	51	+ 142.9%
Percent of Original List Price Received*	104.4%	102.8%	- 1.5%	106.0%	96.5%	- 9.0%
New Listings	15	9	- 40.0%	45	31	- 31.1%

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

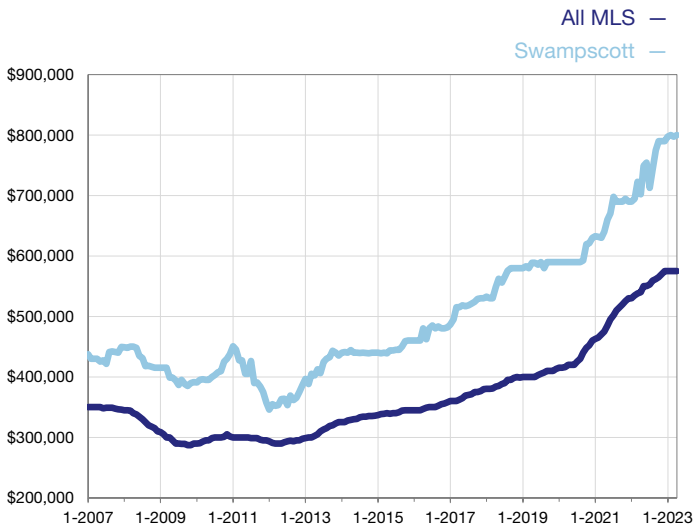
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	14	14	0.0%
Closed Sales	6	2	- 66.7%	14	9	- 35.7%
Median Sales Price*	\$484,500	\$342,000	- 29.4%	\$430,000	\$355,000	- 17.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	34	26	- 23.5%	32	34	+ 6.3%
Percent of Original List Price Received*	106.9%	96.8%	- 9.4%	103.1%	96.5%	- 6.4%
New Listings	5	7	+ 40.0%	18	19	+ 5.6%

* 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

