

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	37	45	+ 21.6%
Closed Sales	7	13	+ 85.7%	45	43	- 4.4%
Median Sales Price*	\$365,000	\$450,000	+ 23.3%	\$415,000	\$425,000	+ 2.4%
Inventory of Homes for Sale	25	17	- 32.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	45	59	+ 31.1%	48	47	- 2.1%
Percent of Original List Price Received*	103.9%	97.5%	- 6.2%	97.9%	96.9%	- 1.0%
New Listings	19	6	- 68.4%	57	46	- 19.3%

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

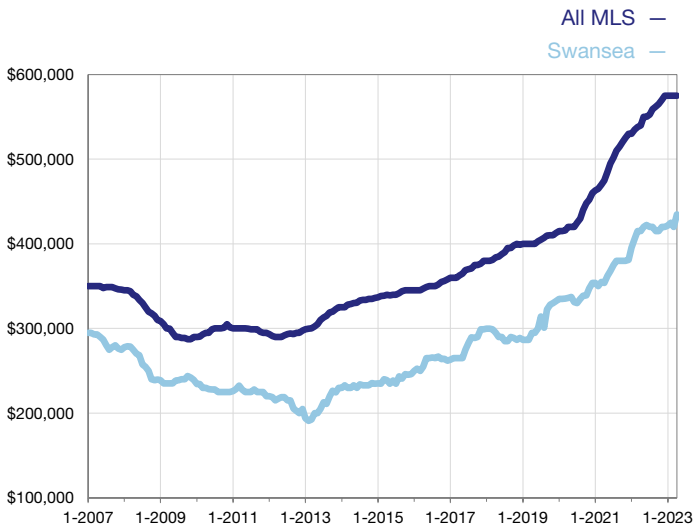
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$347,000	\$399,000	+ 15.0%	\$265,500	\$399,000	+ 50.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	39	+ 160.0%	19	39	+ 105.3%
Percent of Original List Price Received*	101.5%	100.0%	- 1.5%	100.7%	100.0%	- 0.7%
New Listings	0	0	--	2	2	0.0%

* 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

