

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	11	- 26.7%	43	33	- 23.3%
Closed Sales	11	7	- 36.4%	33	29	- 12.1%
Median Sales Price*	\$896,000	\$792,000	- 11.6%	\$775,000	\$792,000	+ 2.2%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	20	19	- 5.0%	21	44	+ 109.5%
Percent of Original List Price Received*	106.9%	105.7%	- 1.1%	106.3%	98.7%	- 7.1%
New Listings	16	5	- 68.8%	61	36	- 41.0%

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

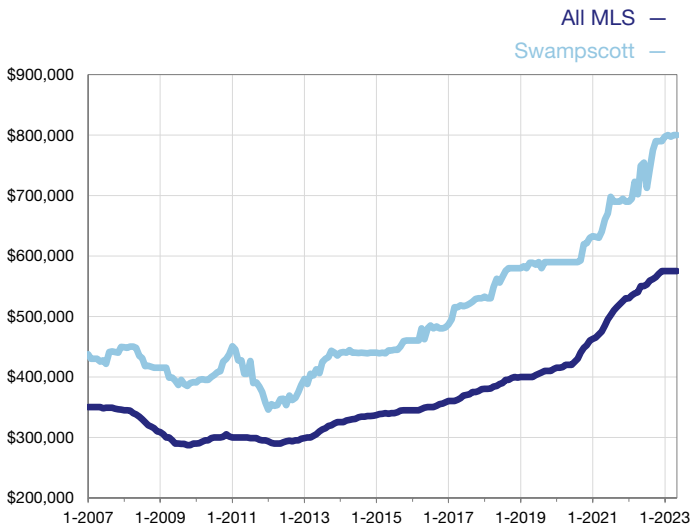
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	20	22	+ 10.0%
Closed Sales	7	7	0.0%	21	16	- 23.8%
Median Sales Price*	\$525,000	\$454,000	- 13.5%	\$445,000	\$405,000	- 9.0%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	21	55	+ 161.9%	28	44	+ 57.1%
Percent of Original List Price Received*	102.2%	99.7%	- 2.4%	102.8%	97.9%	- 4.8%
New Listings	9	5	- 44.4%	26	23	- 11.5%

* 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

