

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swansea

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	50	54	+ 8.0%
Closed Sales	17	12	- 29.4%	62	55	- 11.3%
Median Sales Price*	\$501,000	<b>\$421,500</b>	- 15.9%	\$424,000	<b>\$425,000</b>	+ 0.2%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	20	48	+ 140.0%	40	47	+ 17.5%
Percent of Original List Price Received*	104.3%	<b>96.2%</b>	- 7.8%	99.7%	<b>96.8%</b>	- 2.9%
New Listings	14	8	- 42.9%	70	51	- 27.1%

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

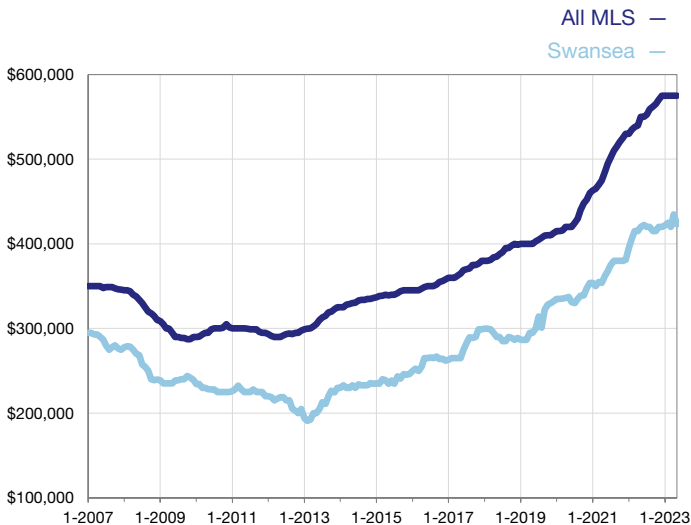
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	1	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$320,000</b>	--	\$265,500	<b>\$359,500</b>	+ 35.4%
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	0	11	--	19	25	+ 31.6%
Percent of Original List Price Received*	0.0%	<b>103.6%</b>	--	100.7%	<b>101.8%</b>	+ 1.1%
New Listings	1	0	- 100.0%	3	2	- 33.3%

\* 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

