

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swampscott

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	8	- 50.0%	59	40	- 32.2%
Closed Sales	16	9	- 43.8%	49	38	- 22.4%
Median Sales Price*	\$840,000	<b>\$1,175,000</b>	+ 39.9%	\$795,000	<b>\$827,500</b>	+ 4.1%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	20	50	+ 150.0%	21	45	+ 114.3%
Percent of Original List Price Received*	113.0%	<b>98.6%</b>	- 12.7%	108.5%	<b>98.7%</b>	- 9.0%
New Listings	18	10	- 44.4%	79	45	- 43.0%

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

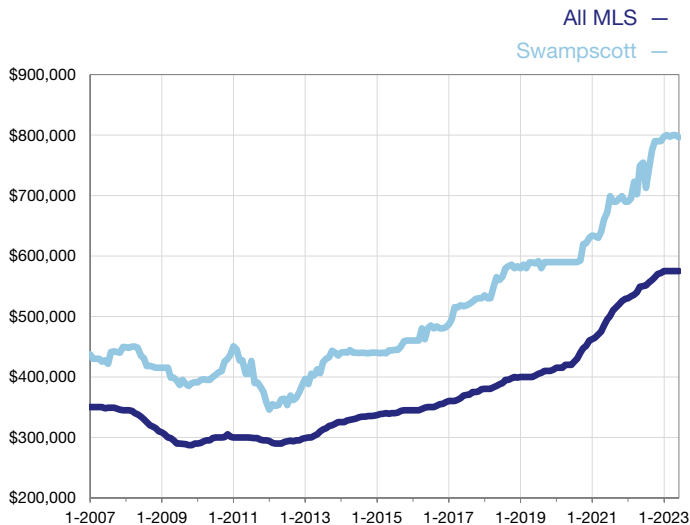
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	3	- 66.7%	29	26	- 10.3%
Closed Sales	3	7	+ 133.3%	24	23	- 4.2%
Median Sales Price*	\$455,000	<b>\$401,000</b>	- 11.9%	\$447,500	<b>\$401,000</b>	- 10.4%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	29	42	+ 44.8%
Percent of Original List Price Received*	96.1%	<b>98.2%</b>	+ 2.2%	102.0%	<b>98.0%</b>	- 3.9%
New Listings	11	7	- 36.4%	37	30	- 18.9%

\* 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

