

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	15	+ 25.0%	62	68	+ 9.7%
Closed Sales	12	10	- 16.7%	74	66	- 10.8%
Median Sales Price*	\$458,950	\$414,450	- 9.7%	\$426,450	\$425,000	- 0.3%
Inventory of Homes for Sale	35	13	- 62.9%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	24	39	+ 62.5%	37	45	+ 21.6%
Percent of Original List Price Received*	102.3%	101.2%	- 1.1%	100.1%	97.5%	- 2.6%
New Listings	26	16	- 38.5%	96	67	- 30.2%

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

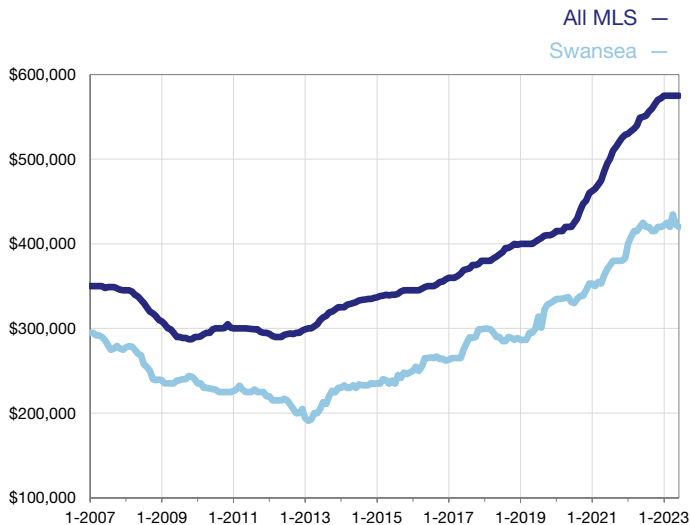
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$369,000	\$0	- 100.0%	\$347,000	\$359,500	+ 3.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	16	25	+ 56.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.5%	101.8%	+ 1.3%
New Listings	0	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

