

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	2	- 77.8%	68	40	- 41.2%
Closed Sales	10	3	- 70.0%	59	41	- 30.5%
Median Sales Price*	\$732,500	\$850,000	+ 16.0%	\$780,700	\$830,000	+ 6.3%
Inventory of Homes for Sale	28	14	- 50.0%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	24	97	+ 304.2%	21	49	+ 133.3%
Percent of Original List Price Received*	101.0%	86.0%	- 14.9%	107.2%	97.7%	- 8.9%
New Listings	19	7	- 63.2%	98	51	- 48.0%

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

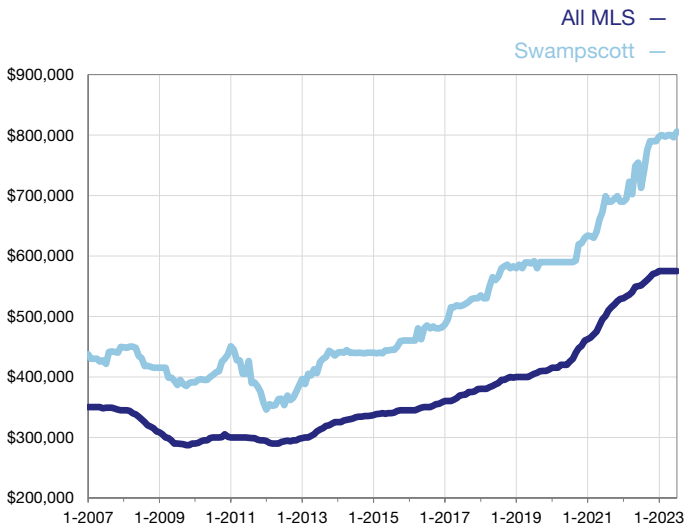
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	33	30	- 9.1%
Closed Sales	11	3	- 72.7%	35	25	- 28.6%
Median Sales Price*	\$420,000	\$510,000	+ 21.4%	\$445,000	\$415,000	- 6.7%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	22	13	- 40.9%	27	40	+ 48.1%
Percent of Original List Price Received*	101.2%	102.5%	+ 1.3%	101.7%	99.8%	- 1.9%
New Listings	5	4	- 20.0%	42	32	- 23.8%

* 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

