

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	16	+ 23.1%	75	81	+ 8.0%
Closed Sales	12	10	- 16.7%	86	77	- 10.5%
Median Sales Price*	\$406,000	\$521,600	+ 28.5%	\$422,450	\$439,000	+ 3.9%
Inventory of Homes for Sale	36	14	- 61.1%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--
Cumulative Days on Market Until Sale	21	35	+ 66.7%	35	43	+ 22.9%
Percent of Original List Price Received*	102.1%	97.4%	- 4.6%	100.4%	97.5%	- 2.9%
New Listings	15	14	- 6.7%	111	81	- 27.0%

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

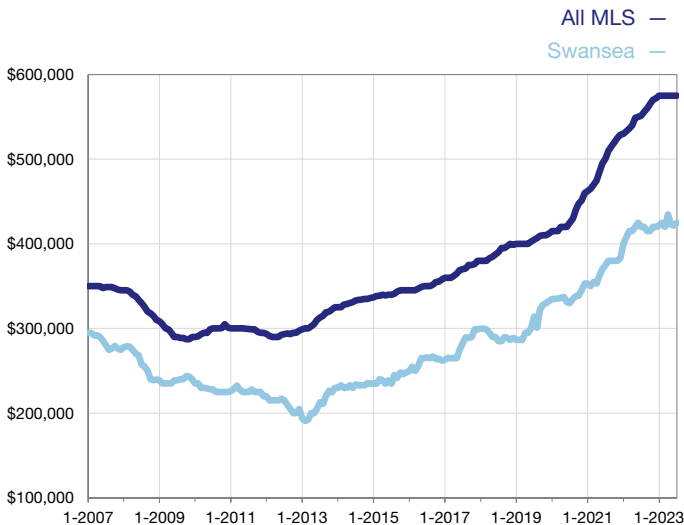
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$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	0	0	--	16	25	+ 56.3%
Percent of Original List Price Received*	0.0%	0.0%	--	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

