

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	80	50	- 37.5%
Closed Sales	17	8	- 52.9%	76	49	- 35.5%
Median Sales Price*	\$841,000	\$837,000	- 0.5%	\$800,000	\$830,000	+ 3.8%
Inventory of Homes for Sale	23	10	- 56.5%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--
Cumulative Days on Market Until Sale	25	23	- 8.0%	22	45	+ 104.5%
Percent of Original List Price Received*	105.3%	103.0%	- 2.2%	106.8%	98.6%	- 7.7%
New Listings	11	6	- 45.5%	109	57	- 47.7%

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

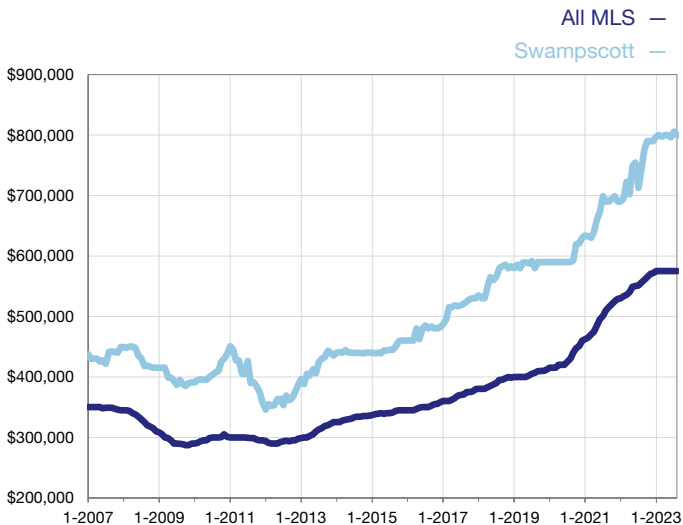
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	41	34	- 17.1%
Closed Sales	4	2	- 50.0%	39	27	- 30.8%
Median Sales Price*	\$532,500	\$774,500	+ 45.4%	\$450,000	\$423,600	- 5.9%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 12.5%	26	39	+ 50.0%
Percent of Original List Price Received*	101.0%	107.0%	+ 5.9%	101.7%	100.3%	- 1.4%
New Listings	11	6	- 45.5%	53	37	- 30.2%

* 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

