

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	12	- 42.9%	96	92	- 4.2%
Closed Sales	17	13	- 23.5%	103	90	- 12.6%
Median Sales Price*	\$415,000	\$550,000	+ 32.5%	\$420,000	\$440,000	+ 4.8%
Inventory of Homes for Sale	34	21	- 38.2%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	38	52	+ 36.8%	36	45	+ 25.0%
Percent of Original List Price Received*	99.0%	99.8%	+ 0.8%	100.2%	97.8%	- 2.4%
New Listings	24	19	- 20.8%	135	100	- 25.9%

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

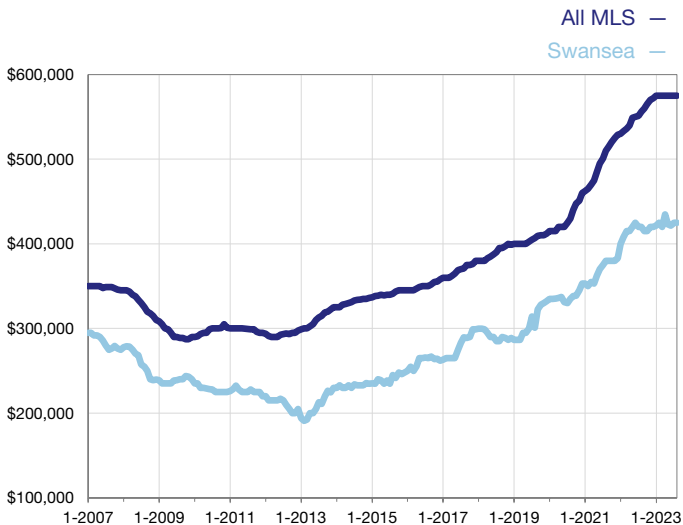
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	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

