

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	8	0.0%	88	57	- 35.2%
Closed Sales	12	5	- 58.3%	88	54	- 38.6%
Median Sales Price*	\$807,500	\$955,000	+ 18.3%	\$800,000	\$840,000	+ 5.0%
Inventory of Homes for Sale	25	8	- 68.0%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	22	43	+ 95.5%	22	44	+ 100.0%
Percent of Original List Price Received*	106.2%	96.8%	- 8.9%	106.7%	98.4%	- 7.8%
New Listings	13	9	- 30.8%	122	66	- 45.9%

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

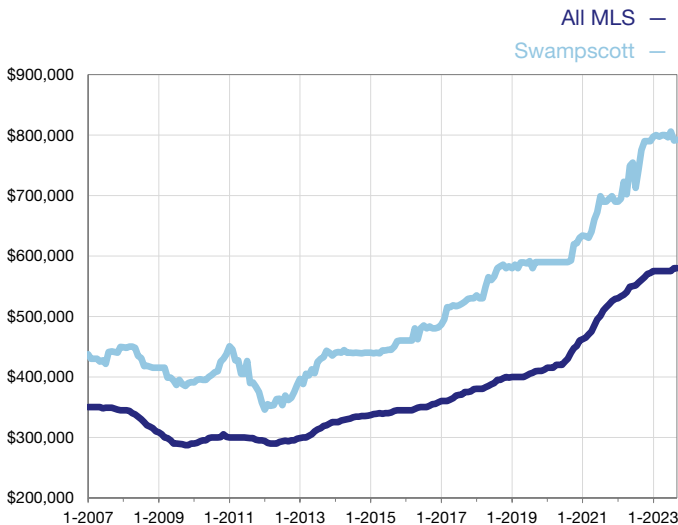
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	48	38	- 20.8%
Closed Sales	9	6	- 33.3%	48	33	- 31.3%
Median Sales Price*	\$400,000	\$445,000	+ 11.3%	\$447,500	\$440,000	- 1.7%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	26	36	+ 38.5%
Percent of Original List Price Received*	98.0%	99.7%	+ 1.7%	101.0%	100.2%	- 0.8%
New Listings	7	9	+ 28.6%	60	45	- 25.0%

* 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

