

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	8	- 55.6%	114	99	- 13.2%
Closed Sales	17	9	- 47.1%	120	99	- 17.5%
Median Sales Price*	\$455,000	\$475,000	+ 4.4%	\$426,450	\$440,000	+ 3.2%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--
Cumulative Days on Market Until Sale	35	48	+ 37.1%	36	45	+ 25.0%
Percent of Original List Price Received*	99.2%	99.6%	+ 0.4%	100.0%	98.0%	- 2.0%
New Listings	18	7	- 61.1%	153	107	- 30.1%

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

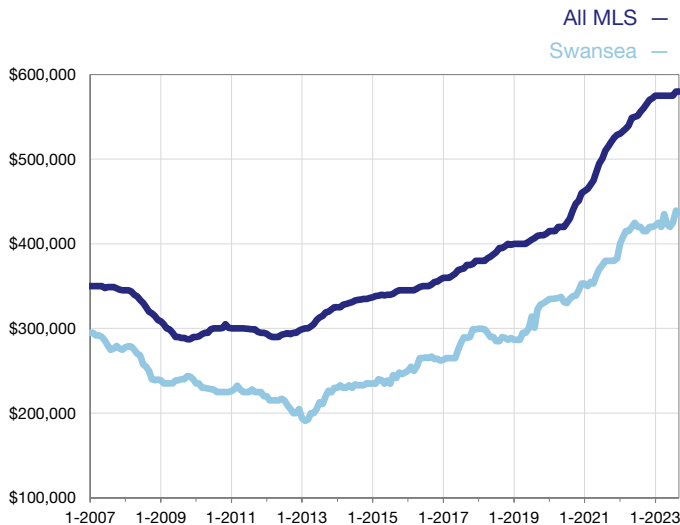
Condominium Properties

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

