

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	9	- 30.8%	101	63	- 37.6%
Closed Sales	10	6	- 40.0%	98	60	- 38.8%
Median Sales Price*	\$752,500	\$1,037,500	+ 37.9%	\$800,000	\$850,000	+ 6.3%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	62	19	- 69.4%	26	42	+ 61.5%
Percent of Original List Price Received*	97.7%	99.4%	+ 1.7%	105.8%	98.5%	- 6.9%
New Listings	13	12	- 7.7%	135	78	- 42.2%

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

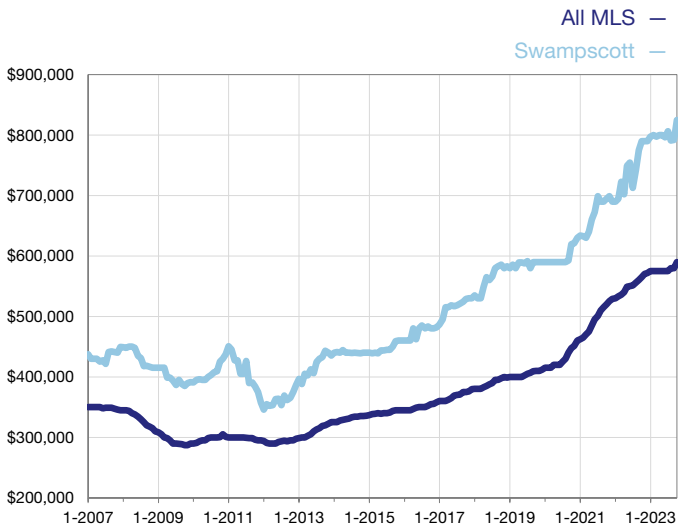
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	54	40	- 25.9%
Closed Sales	5	5	0.0%	53	38	- 28.3%
Median Sales Price*	\$365,000	\$430,000	+ 17.8%	\$420,000	\$435,000	+ 3.6%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	33	16	- 51.5%	27	34	+ 25.9%
Percent of Original List Price Received*	95.0%	107.7%	+ 13.4%	100.4%	101.2%	+ 0.8%
New Listings	3	5	+ 66.7%	63	50	- 20.6%

* 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

