

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	8	- 38.5%	127	107	- 15.7%
Closed Sales	19	9	- 52.6%	139	109	- 21.6%
Median Sales Price*	\$410,000	\$420,000	+ 2.4%	\$424,900	\$440,000	+ 3.6%
Inventory of Homes for Sale	39	22	- 43.6%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	44	12	- 72.7%	37	42	+ 13.5%
Percent of Original List Price Received*	98.6%	98.2%	- 0.4%	99.8%	98.0%	- 1.8%
New Listings	22	14	- 36.4%	175	119	- 32.0%

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

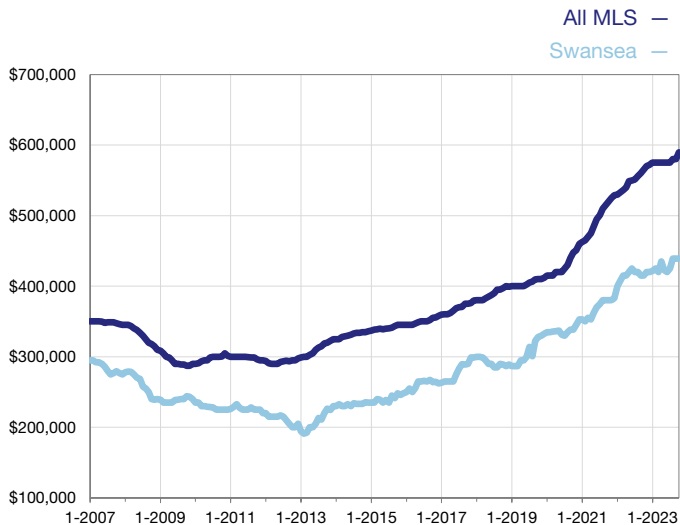
Condominium Properties

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

