

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	8	- 33.3%	113	71	- 37.2%
Closed Sales	10	8	- 20.0%	108	68	- 37.0%
Median Sales Price*	\$761,000	\$834,500	+ 9.7%	\$797,500	\$850,000	+ 6.6%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	51	14	- 72.5%	28	39	+ 39.3%
Percent of Original List Price Received*	97.9%	99.8%	+ 1.9%	105.1%	98.7%	- 6.1%
New Listings	8	7	- 12.5%	143	84	- 41.3%

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

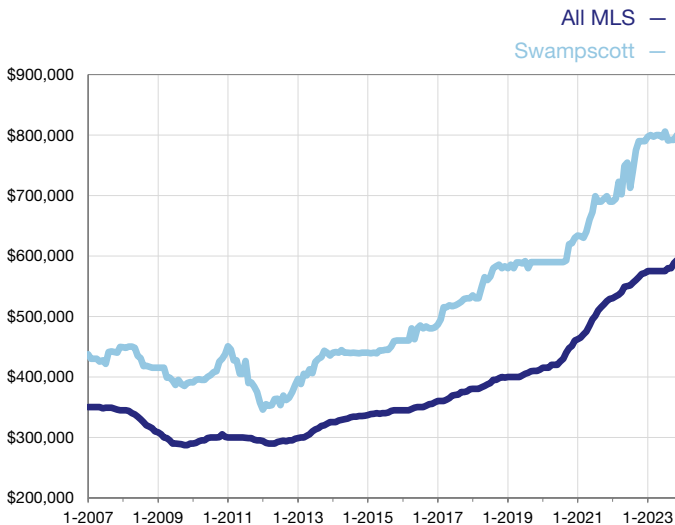
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	55	44	- 20.0%
Closed Sales	6	1	- 83.3%	59	39	- 33.9%
Median Sales Price*	\$406,500	\$352,000	- 13.4%	\$415,000	\$430,000	+ 3.6%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	15	6	- 60.0%	26	33	+ 26.9%
Percent of Original List Price Received*	105.3%	103.6%	- 1.6%	100.9%	101.3%	+ 0.4%
New Listings	4	1	- 75.0%	67	51	- 23.9%

* 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

