

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swansea

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	137	115	- 16.1%
Closed Sales	12	8	- 33.3%	151	117	- 22.5%
Median Sales Price*	\$427,500	<b>\$428,500</b>	+ 0.2%	\$424,900	<b>\$440,000</b>	+ 3.6%
Inventory of Homes for Sale	40	24	- 40.0%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--
Cumulative Days on Market Until Sale	36	29	- 19.4%	37	41	+ 10.8%
Percent of Original List Price Received*	99.5%	101.3%	+ 1.8%	99.8%	98.2%	- 1.6%
New Listings	16	12	- 25.0%	191	131	- 31.4%

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

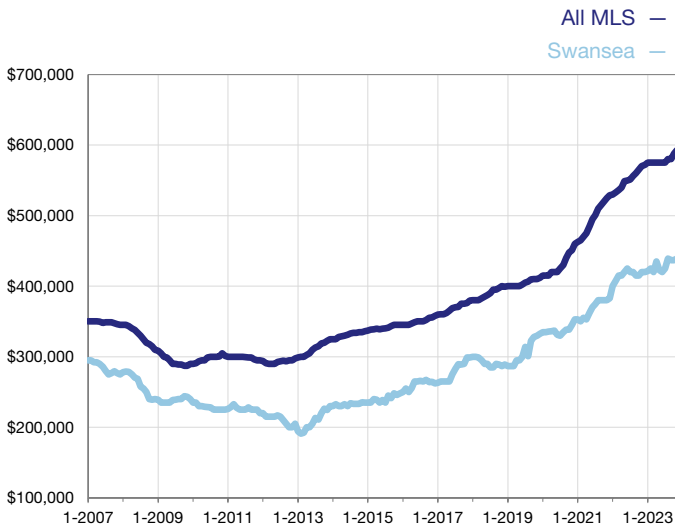
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$347,000	<b>\$359,500</b>	+ 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

