

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	116	77	- 33.6%
Closed Sales	9	7	- 22.2%	117	76	- 35.0%
Median Sales Price*	\$700,000	\$1,100,000	+ 57.1%	\$790,000	\$855,000	+ 8.2%
Inventory of Homes for Sale	14	1	- 92.9%	--	--	--
Months Supply of Inventory	1.4	0.2	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	23	28	+ 21.7%	28	38	+ 35.7%
Percent of Original List Price Received*	100.0%	99.9%	- 0.1%	104.7%	98.7%	- 5.7%
New Listings	2	0	- 100.0%	145	85	- 41.4%

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

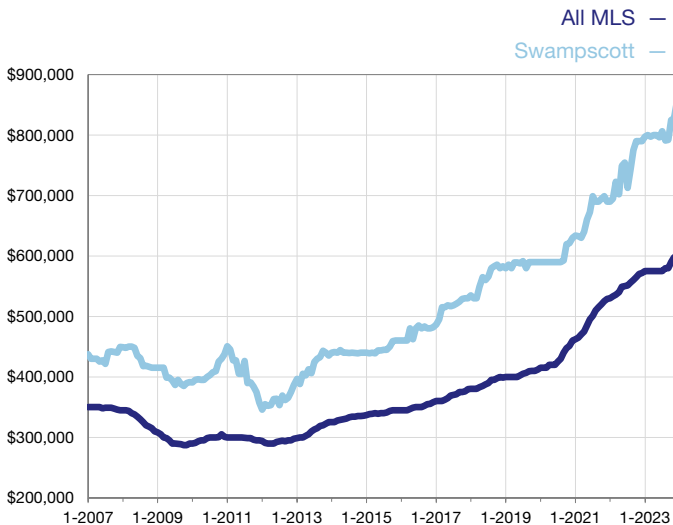
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	56	46	- 17.9%
Closed Sales	2	3	+ 50.0%	61	42	- 31.1%
Median Sales Price*	\$381,000	\$427,000	+ 12.1%	\$415,000	\$428,500	+ 3.3%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	47	30	- 36.2%	26	33	+ 26.9%
Percent of Original List Price Received*	96.0%	96.9%	+ 0.9%	100.8%	101.0%	+ 0.2%
New Listings	1	1	0.0%	68	52	- 23.5%

* 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

