

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	13	+ 18.2%	148	127	- 14.2%
Closed Sales	10	8	- 20.0%	161	125	- 22.4%
Median Sales Price*	\$397,500	\$362,625	- 8.8%	\$420,000	\$439,000	+ 4.5%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	2.4	1.1	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	25	27	+ 8.0%	36	40	+ 11.1%
Percent of Original List Price Received*	97.0%	99.8%	+ 2.9%	99.6%	98.3%	- 1.3%
New Listings	6	5	- 16.7%	197	135	- 31.5%

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

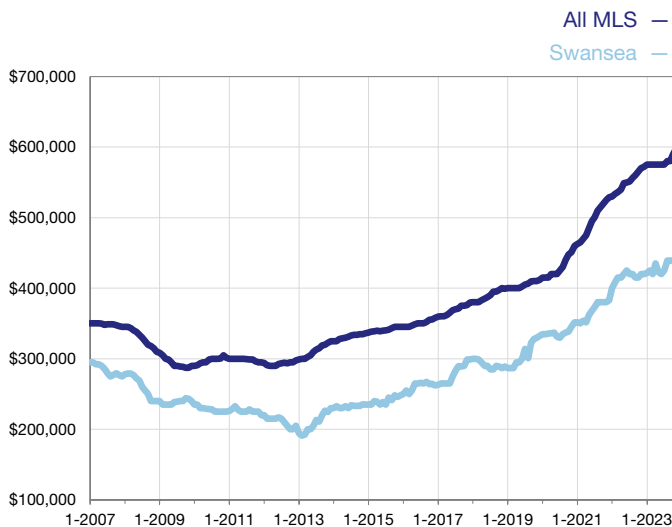
Condominium Properties

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

