

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swampscott

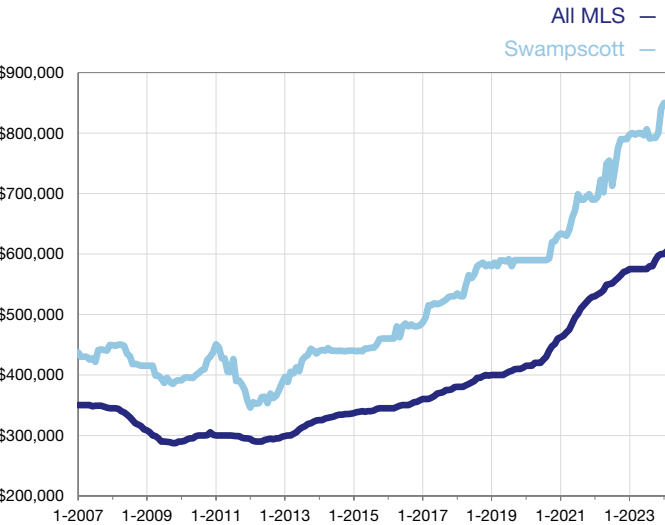
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	4	3	- 25.0%
Closed Sales	2	0	- 100.0%	8	8	0.0%
Median Sales Price*	\$910,000	\$0	- 100.0%	\$752,500	\$692,500	- 8.0%
Inventory of Homes for Sale	16	6	- 62.5%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	34	0	- 100.0%	36	44	+ 22.2%
Percent of Original List Price Received*	84.9%	0.0%	- 100.0%	94.4%	92.8%	- 1.7%
New Listings	6	6	0.0%	10	8	- 20.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	8	5	- 37.5%
Closed Sales	3	1	- 66.7%	3	2	- 33.3%
Median Sales Price*	\$328,275	\$460,000	+ 40.1%	\$328,275	\$1,880,000	+ 472.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--
Cumulative Days on Market Until Sale	41	25	- 39.0%	41	35	- 14.6%
Percent of Original List Price Received*	92.2%	95.9%	+ 4.0%	92.2%	96.5%	+ 4.7%
New Listings	4	7	+ 75.0%	9	9	0.0%

\* 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

