

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

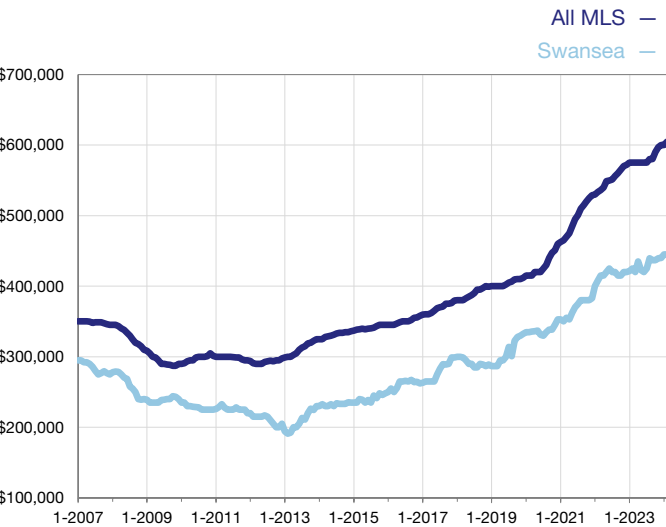
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				10	12	+ 20.0%	20	20	0.0%
Closed Sales				12	7	- 41.7%	24	19	- 20.8%
Median Sales Price*				\$437,450	\$360,000	- 17.7%	\$424,000	\$439,900	+ 3.8%
Inventory of Homes for Sale				26	15	- 42.3%	--	--	--
Months Supply of Inventory				2.0	1.4	- 30.0%	--	--	--
Cumulative Days on Market Until Sale				38	59	+ 55.3%	42	49	+ 16.7%
Percent of Original List Price Received*				94.8%	95.7%	+ 0.9%	95.2%	94.6%	- 0.6%
New Listings				12	12	0.0%	20	25	+ 25.0%

* 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		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				1	0	- 100.0%	--	--	--
Months Supply of Inventory				1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				1	0	- 100.0%	1	0	- 100.0%

* 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

