

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swampscott

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	10	- 9.1%	15	11	- 26.7%
Closed Sales	9	1	- 88.9%	17	9	- 47.1%
Median Sales Price*	\$745,000	<b>\$820,000</b>	+ 10.1%	\$745,000	<b>\$715,000</b>	- 4.0%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	73	8	- 89.0%	56	40	- 28.6%
Percent of Original List Price Received*	94.8%	<b>111.0%</b>	+ 17.1%	94.6%	<b>94.8%</b>	+ 0.2%
New Listings	12	11	- 8.3%	22	19	- 13.6%

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

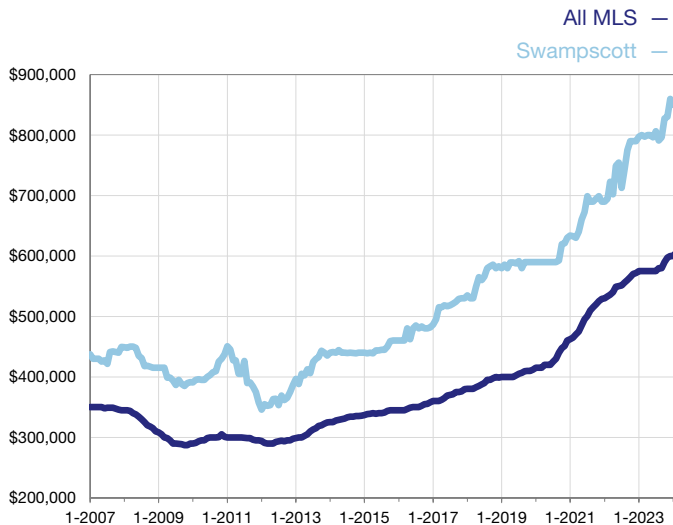
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	7	+ 600.0%	9	11	+ 22.2%
Closed Sales	4	5	+ 25.0%	7	7	0.0%
Median Sales Price*	\$408,500	<b>\$518,000</b>	+ 26.8%	\$377,000	<b>\$518,000</b>	+ 37.4%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	34	16	- 52.9%	37	21	- 43.2%
Percent of Original List Price Received*	99.6%	<b>98.1%</b>	- 1.5%	96.5%	<b>97.6%</b>	+ 1.1%
New Listings	3	6	+ 100.0%	12	15	+ 25.0%

\* 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

