

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swampscott

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	14	+ 100.0%	22	24	+ 9.1%
Closed Sales	5	8	+ 60.0%	22	17	- 22.7%
Median Sales Price*	\$869,000	<b>\$795,500</b>	- 8.5%	\$785,000	<b>\$775,000</b>	- 1.3%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	36	16	- 55.6%	51	29	- 43.1%
Percent of Original List Price Received*	102.8%	<b>103.5%</b>	+ 0.7%	96.5%	<b>98.9%</b>	+ 2.5%
New Listings	9	14	+ 55.6%	31	32	+ 3.2%

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

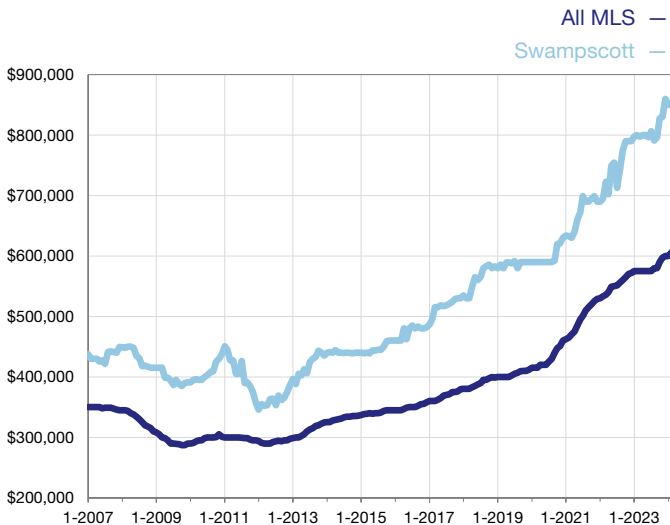
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	5	0.0%	14	15	+ 7.1%
Closed Sales	2	3	+ 50.0%	9	10	+ 11.1%
Median Sales Price*	\$342,000	<b>\$751,000</b>	+ 119.6%	\$355,000	<b>\$533,950</b>	+ 50.4%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	26	9	- 65.4%	34	18	- 47.1%
Percent of Original List Price Received*	96.8%	<b>106.7%</b>	+ 10.2%	96.5%	<b>100.4%</b>	+ 4.0%
New Listings	6	4	- 33.3%	18	19	+ 5.6%

\* 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

