

# Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swampscott

### Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	13	+ 30.0%	32	36	+ 12.5%
Closed Sales	7	12	+ 71.4%	29	29	0.0%
Median Sales Price*	\$792,000	<b>\$893,000</b>	+ 12.8%	\$792,000	<b>\$816,000</b>	+ 3.0%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	19	29	+ 52.6%	44	29	- 34.1%
Percent of Original List Price Received*	105.7%	<b>102.9%</b>	- 2.6%	98.7%	<b>100.5%</b>	+ 1.8%
New Listings	4	14	+ 250.0%	35	47	+ 34.3%

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

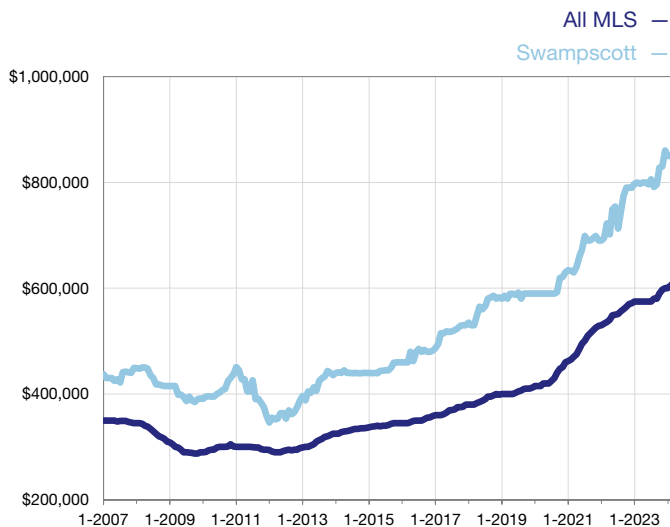
### Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	5	- 44.4%	23	20	- 13.0%
Closed Sales	7	6	- 14.3%	16	16	0.0%
Median Sales Price*	\$454,000	<b>\$466,250</b>	+ 2.7%	\$405,000	<b>\$487,500</b>	+ 20.4%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	55	25	- 54.5%	44	20	- 54.5%
Percent of Original List Price Received*	99.7%	<b>100.7%</b>	+ 1.0%	97.9%	<b>100.5%</b>	+ 2.7%
New Listings	5	8	+ 60.0%	23	27	+ 17.4%

\* 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

