

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	13	+ 116.7%	38	49	+ 28.9%
Closed Sales	9	12	+ 33.3%	38	41	+ 7.9%
Median Sales Price*	\$1,175,000	\$702,500	- 40.2%	\$827,500	\$800,000	- 3.3%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	50	19	- 62.0%	45	26	- 42.2%
Percent of Original List Price Received*	98.6%	103.3%	+ 4.8%	98.7%	101.4%	+ 2.7%
New Listings	9	18	+ 100.0%	44	65	+ 47.7%

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

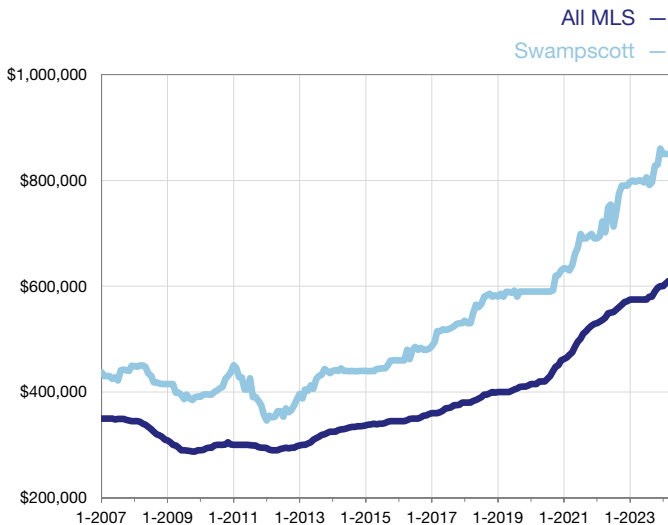
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	4	+ 100.0%	25	21	- 16.0%
Closed Sales	6	3	- 50.0%	22	19	- 13.6%
Median Sales Price*	\$438,000	\$1,050,000	+ 139.7%	\$408,000	\$505,000	+ 23.8%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--
Cumulative Days on Market Until Sale	44	119	+ 170.5%	44	36	- 18.2%
Percent of Original List Price Received*	103.5%	91.5%	- 11.6%	99.4%	99.1%	- 0.3%
New Listings	5	5	0.0%	28	32	+ 14.3%

* 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

