

Swampscott

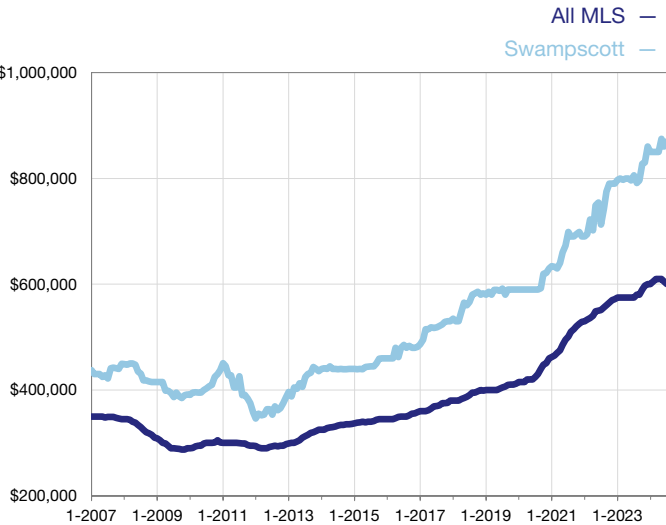
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	9	+ 350.0%	40	55	+ 37.5%
Closed Sales	3	9	+ 200.0%	41	50	+ 22.0%
Median Sales Price*	\$850,000	\$720,000	- 15.3%	\$830,000	\$787,500	- 5.1%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	97	21	- 78.4%	49	25	- 49.0%
Percent of Original List Price Received*	86.0%	98.8%	+ 14.9%	97.7%	100.9%	+ 3.3%
New Listings	7	9	+ 28.6%	51	73	+ 43.1%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	27	25	- 7.4%
Closed Sales	3	5	+ 66.7%	25	24	- 4.0%
Median Sales Price*	\$510,000	\$475,000	- 6.9%	\$415,000	\$491,000	+ 18.3%
Inventory of Homes for Sale	6	10	+ 66.7%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	13	22	+ 69.2%	40	33	- 17.5%
Percent of Original List Price Received*	102.5%	101.2%	- 1.3%	99.8%	99.5%	- 0.3%
New Listings	3	5	+ 66.7%	31	37	+ 19.4%

* 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

