

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swampscott

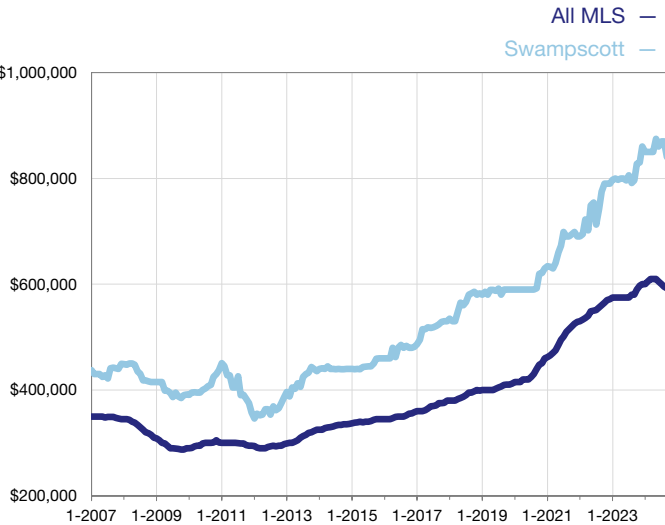
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	12	+ 100.0%	54	74	+ 37.0%
Closed Sales	6	10	+ 66.7%	55	69	+ 25.5%
Median Sales Price*	\$1,090,000	\$957,500	- 12.2%	\$850,000	\$818,500	- 3.7%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	48	22	- 54.2%	45	25	- 44.4%
Percent of Original List Price Received*	94.1%	99.5%	+ 5.7%	98.1%	100.8%	+ 2.8%
New Listings	9	19	+ 111.1%	66	98	+ 48.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	7	+ 40.0%	38	35	- 7.9%
Closed Sales	6	2	- 66.7%	33	30	- 9.1%
Median Sales Price*	\$445,000	\$402,450	- 9.6%	\$440,000	\$478,500	+ 8.7%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	36	32	- 11.1%
Percent of Original List Price Received*	99.7%	99.4%	- 0.3%	100.2%	99.0%	- 1.2%
New Listings	9	4	- 55.6%	45	45	0.0%

\* 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

