

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	15	+ 66.7%	63	89	+ 41.3%
Closed Sales	6	18	+ 200.0%	61	87	+ 42.6%
Median Sales Price*	\$1,037,500	\$1,142,500	+ 10.1%	\$850,000	\$835,000	- 1.8%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	19	28	+ 47.4%	42	26	- 38.1%
Percent of Original List Price Received*	99.4%	100.4%	+ 1.0%	98.2%	100.7%	+ 2.5%
New Listings	12	13	+ 8.3%	78	111	+ 42.3%

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

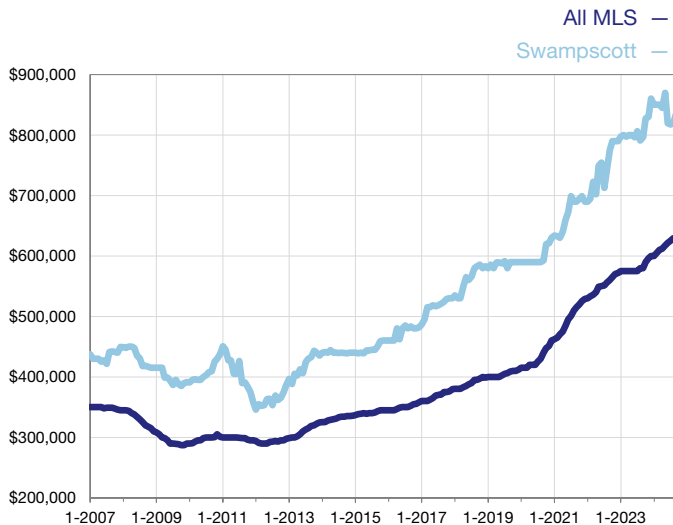
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	6	+ 200.0%	40	40	0.0%
Closed Sales	5	7	+ 40.0%	38	37	- 2.6%
Median Sales Price*	\$430,000	\$485,000	+ 12.8%	\$435,000	\$482,000	+ 10.8%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	16	82	+ 412.5%	34	42	+ 23.5%
Percent of Original List Price Received*	107.7%	98.6%	- 8.4%	101.2%	99.0%	- 2.2%
New Listings	5	5	0.0%	50	50	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

