

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Swampscott

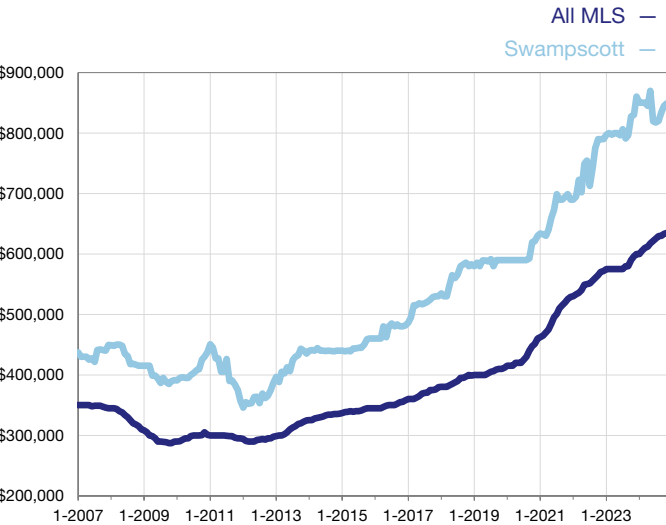
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	71	96	+ 35.2%
Closed Sales	9	5	- 44.4%	70	92	+ 31.4%
Median Sales Price*	\$799,000	\$915,000	+ 14.5%	\$850,000	\$840,000	- 1.2%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	19	35	+ 84.2%	39	26	- 33.3%
Percent of Original List Price Received*	98.5%	93.5%	- 5.1%	98.3%	100.3%	+ 2.0%
New Listings	7	5	- 28.6%	85	116	+ 36.5%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	43	41	- 4.7%
Closed Sales	1	4	+ 300.0%	39	41	+ 5.1%
Median Sales Price*	\$352,000	\$415,000	+ 17.9%	\$430,000	\$475,000	+ 10.5%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	6	35	+ 483.3%	33	41	+ 24.2%
Percent of Original List Price Received*	103.6%	99.1%	- 4.3%	101.3%	99.0%	- 2.3%
New Listings	1	1	0.0%	51	51	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

