

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

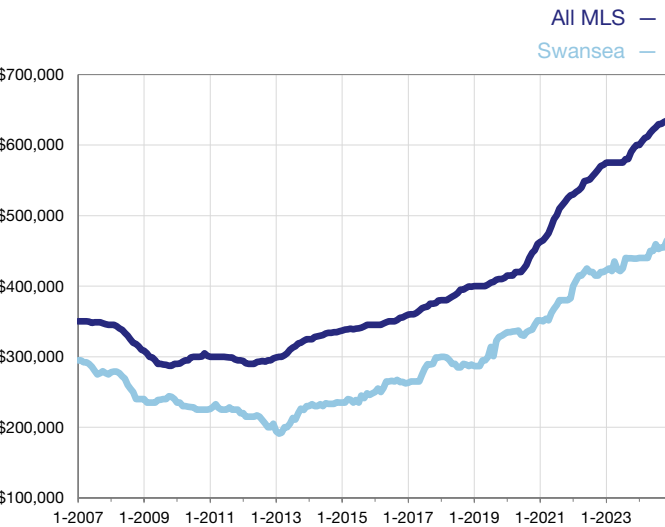
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	114	140	+ 22.8%
Closed Sales	8	10	+ 25.0%	117	135	+ 15.4%
Median Sales Price*	\$428,500	\$481,000	+ 12.3%	\$440,000	\$466,000	+ 5.9%
Inventory of Homes for Sale	28	22	- 21.4%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	29	27	- 6.9%	41	34	- 17.1%
Percent of Original List Price Received*	101.3%	101.4%	+ 0.1%	98.2%	99.3%	+ 1.1%
New Listings	11	12	+ 9.1%	130	170	+ 30.8%

* 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	0	1	--	2	1	- 50.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$359,500	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	25	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.8%	0.0%	- 100.0%
New Listings	0	0	--	2	1	- 50.0%

* 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

