

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

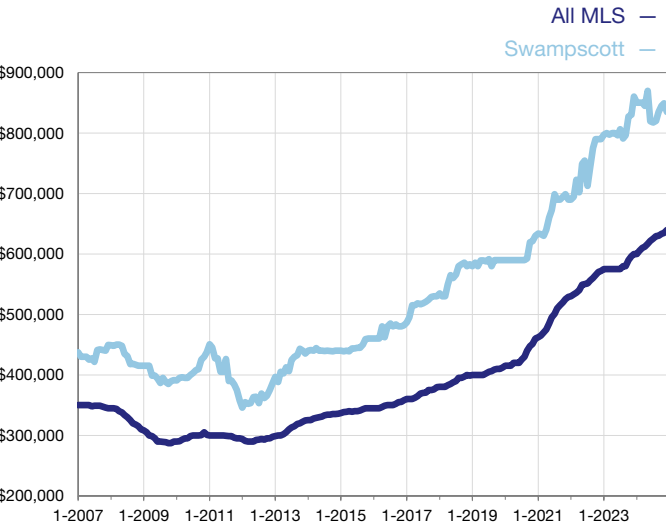
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	77	103	+ 33.8%
Closed Sales	7	9	+ 28.6%	77	101	+ 31.2%
Median Sales Price*	\$1,100,000	\$825,000	- 25.0%	\$860,000	\$835,000	- 2.9%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	28	36	+ 28.6%	38	27	- 28.9%
Percent of Original List Price Received*	99.9%	96.9%	- 3.0%	98.4%	100.0%	+ 1.6%
New Listings	0	3	--	85	118	+ 38.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	45	42	- 6.7%
Closed Sales	3	3	0.0%	42	44	+ 4.8%
Median Sales Price*	\$427,000	\$456,500	+ 6.9%	\$428,500	\$464,950	+ 8.5%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	30	63	+ 110.0%	33	43	+ 30.3%
Percent of Original List Price Received*	96.9%	93.9%	- 3.1%	101.0%	98.6%	- 2.4%
New Listings	1	3	+ 200.0%	52	55	+ 5.8%

* 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

