

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

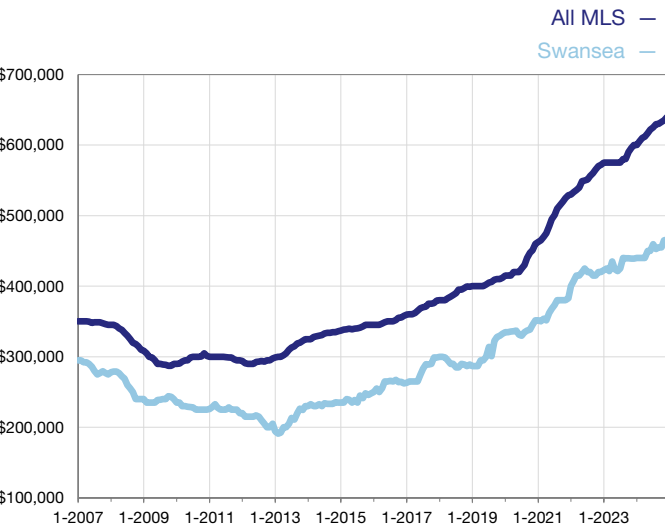
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	9	- 18.2%	125	145	+ 16.0%
Closed Sales	8	16	+ 100.0%	125	151	+ 20.8%
Median Sales Price*	\$362,625	\$465,000	+ 28.2%	\$439,000	\$466,000	+ 6.2%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	40	34	- 15.0%
Percent of Original List Price Received*	99.8%	98.7%	- 1.1%	98.3%	99.3%	+ 1.0%
New Listings	5	5	0.0%	135	175	+ 29.6%

* 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	0	0	--	2	1	- 50.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$460,000	--	\$359,500	\$460,000	+ 28.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	64	--	25	64	+ 156.0%
Percent of Original List Price Received*	0.0%	92.0%	--	101.8%	92.0%	- 9.6%
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

