

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	2	--	0	2	--
Closed Sales	8	7	- 12.5%	8	7	- 12.5%
Median Sales Price*	\$692,500	\$1,200,000	+ 73.3%	\$692,500	\$1,200,000	+ 73.3%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.3	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	44	49	+ 11.4%	44	49	+ 11.4%
Percent of Original List Price Received*	92.8%	96.3%	+ 3.8%	92.8%	96.3%	+ 3.8%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%

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

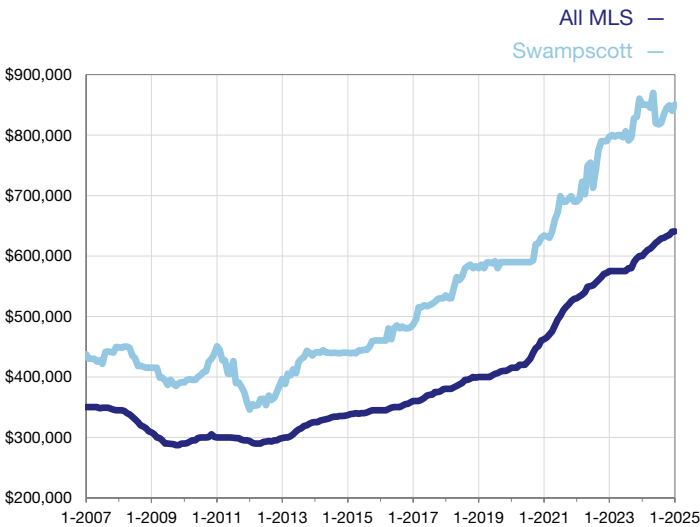
Condominium Properties

Key Metrics	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$3,300,000	\$2,270,000	- 31.2%	\$3,300,000	\$2,270,000	- 31.2%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	44	135	+ 206.8%	44	135	+ 206.8%
Percent of Original List Price Received*	97.2%	96.4%	- 0.8%	97.2%	96.4%	- 0.8%
New Listings	2	4	+ 100.0%	2	4	+ 100.0%

* 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

