

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

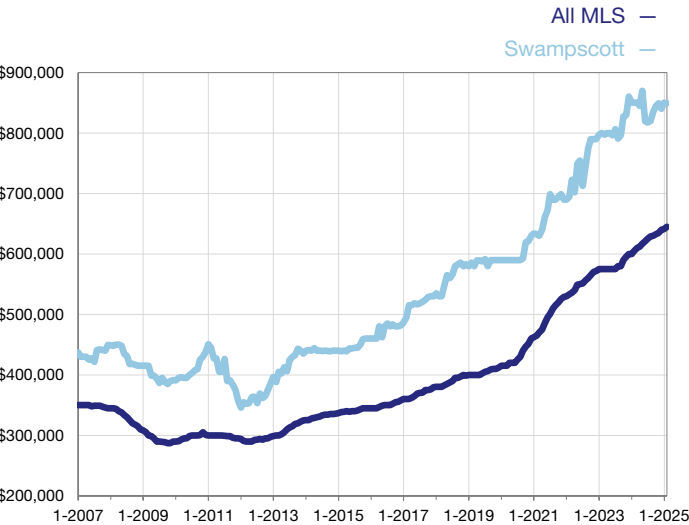
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	1	4	+ 300.0%
Closed Sales	0	2	--	8	9	+ 12.5%
Median Sales Price*	\$0	\$672,000	--	\$692,500	\$835,000	+ 20.6%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	0	14	--	44	41	- 6.8%
Percent of Original List Price Received*	0.0%	107.6%	--	92.8%	98.8%	+ 6.5%
New Listings	6	6	0.0%	8	9	+ 12.5%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	4	7	+ 75.0%
Closed Sales	1	4	+ 300.0%	2	6	+ 200.0%
Median Sales Price*	\$460,000	\$441,000	- 4.1%	\$1,880,000	\$605,000	- 67.8%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	25	187	+ 648.0%	35	170	+ 385.7%
Percent of Original List Price Received*	95.9%	95.9%	0.0%	96.5%	96.1%	- 0.4%
New Listings	7	6	- 14.3%	9	10	+ 11.1%

* 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

