

Swampscott

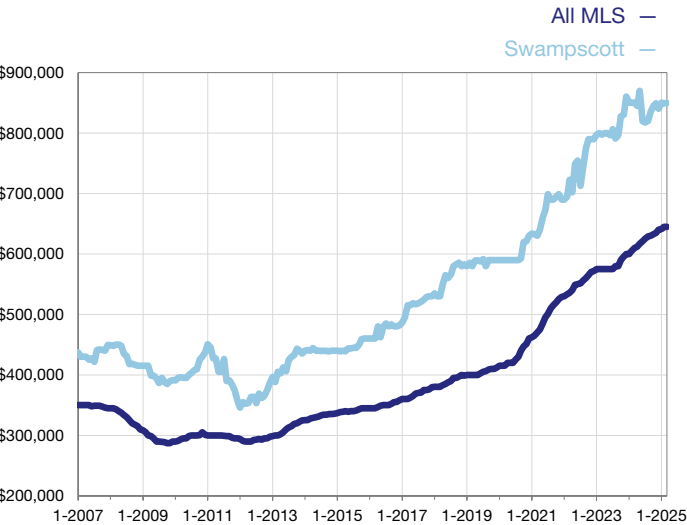
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	8	- 11.1%	10	12	+ 20.0%
Closed Sales	1	4	+ 300.0%	9	13	+ 44.4%
Median Sales Price*	\$820,000	\$938,750	+ 14.5%	\$715,000	\$835,000	+ 16.8%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	8	31	+ 287.5%	40	38	- 5.0%
Percent of Original List Price Received*	111.0%	97.7%	- 12.0%	94.8%	98.5%	+ 3.9%
New Listings	11	9	- 18.2%	19	18	- 5.3%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	10	13	+ 30.0%
Closed Sales	5	2	- 60.0%	7	8	+ 14.3%
Median Sales Price*	\$518,000	\$367,500	- 29.1%	\$518,000	\$441,000	- 14.9%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--
Cumulative Days on Market Until Sale	16	36	+ 125.0%	21	136	+ 547.6%
Percent of Original List Price Received*	98.1%	89.6%	- 8.7%	97.6%	94.5%	- 3.2%
New Listings	6	5	- 16.7%	15	15	0.0%

* 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

