

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	7	- 46.2%	23	18	- 21.7%
Closed Sales	8	5	- 37.5%	17	19	+ 11.8%
Median Sales Price*	\$795,500	\$775,000	- 2.6%	\$775,000	\$800,000	+ 3.2%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	16	21	+ 31.3%	29	40	+ 37.9%
Percent of Original List Price Received*	103.5%	103.8%	+ 0.3%	98.9%	99.6%	+ 0.7%
New Listings	14	10	- 28.6%	33	28	- 15.2%

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

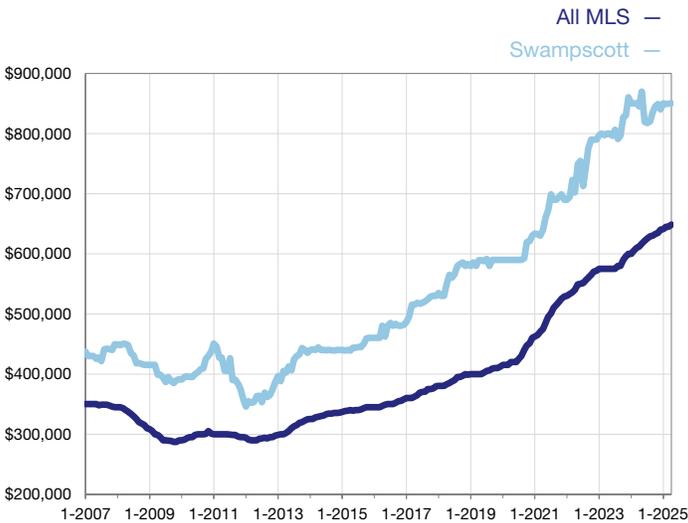
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	3	- 40.0%	15	15	0.0%
Closed Sales	3	3	0.0%	10	11	+ 10.0%
Median Sales Price*	\$751,000	\$725,000	- 3.5%	\$533,950	\$515,000	- 3.5%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	9	47	+ 422.2%	18	112	+ 522.2%
Percent of Original List Price Received*	106.7%	98.9%	- 7.3%	100.4%	95.7%	- 4.7%
New Listings	4	5	+ 25.0%	19	19	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

