

Swampscott

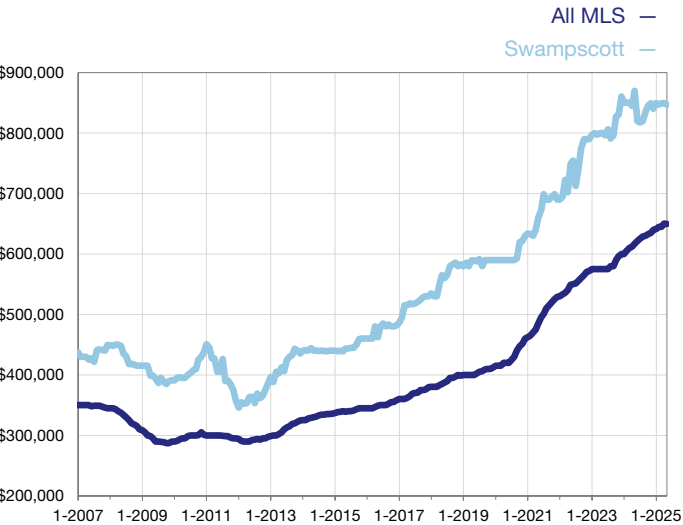
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	14	+ 7.7%	36	32	- 11.1%
Closed Sales	12	8	- 33.3%	29	27	- 6.9%
Median Sales Price*	\$893,000	\$740,000	- 17.1%	\$816,000	\$775,000	- 5.0%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	29	51	+ 75.9%	29	43	+ 48.3%
Percent of Original List Price Received*	102.9%	92.2%	- 10.4%	100.5%	97.4%	- 3.1%
New Listings	13	20	+ 53.8%	46	48	+ 4.3%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	17	17	0.0%
Closed Sales	6	4	- 33.3%	16	15	- 6.3%
Median Sales Price*	\$466,250	\$455,000	- 2.4%	\$487,500	\$480,000	- 1.5%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	20	88	+ 340.0%
Percent of Original List Price Received*	100.7%	100.3%	- 0.4%	100.5%	96.9%	- 3.6%
New Listings	8	7	- 12.5%	27	26	- 3.7%

* 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

