

Swampscott

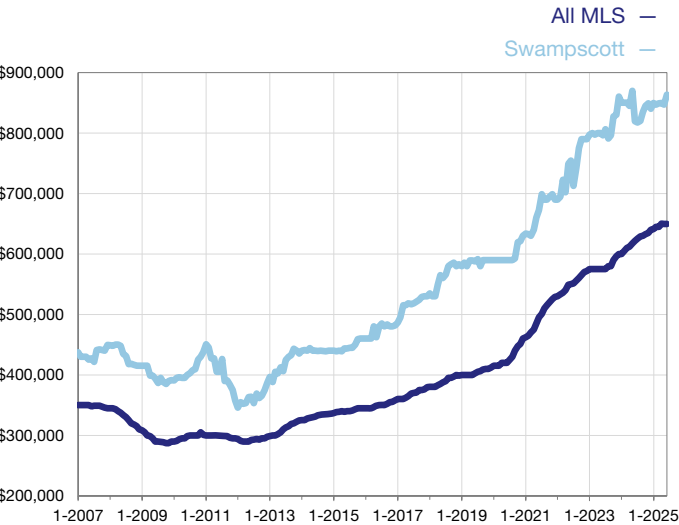
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	13	+ 30.0%	46	42	- 8.7%
Closed Sales	12	12	0.0%	41	39	- 4.9%
Median Sales Price*	\$702,500	\$850,500	+ 21.1%	\$800,000	\$800,000	0.0%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	19	16	- 15.8%	26	35	+ 34.6%
Percent of Original List Price Received*	103.3%	105.5%	+ 2.1%	101.4%	99.9%	- 1.5%
New Listings	18	18	0.0%	64	66	+ 3.1%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	20	22	+ 10.0%
Closed Sales	3	7	+ 133.3%	19	22	+ 15.8%
Median Sales Price*	\$1,050,000	\$475,000	- 54.8%	\$505,000	\$477,500	- 5.4%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	119	24	- 79.8%	36	68	+ 88.9%
Percent of Original List Price Received*	91.5%	100.4%	+ 9.7%	99.1%	98.0%	- 1.1%
New Listings	5	5	0.0%	32	30	- 6.3%

* 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

