

Swampscott

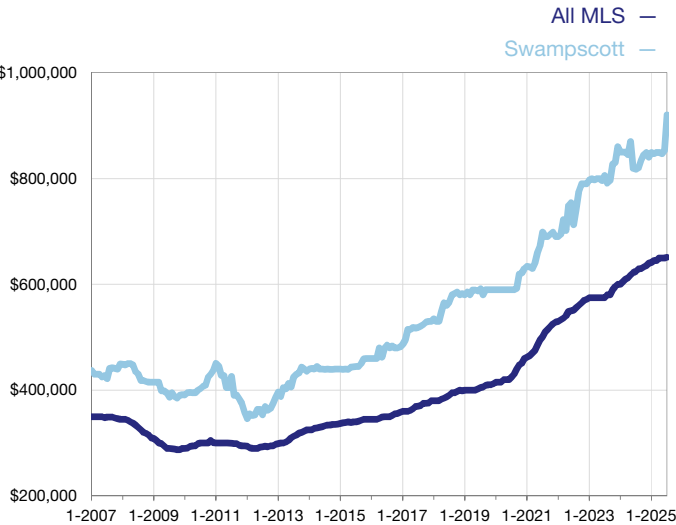
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	17	+ 112.5%	54	56	+ 3.7%
Closed Sales	9	13	+ 44.4%	50	52	+ 4.0%
Median Sales Price*	\$720,000	\$1,100,000	+ 52.8%	\$787,500	\$860,500	+ 9.3%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	2.2	2.3	+ 4.5%	--	--	--
Cumulative Days on Market Until Sale	21	32	+ 52.4%	25	34	+ 36.0%
Percent of Original List Price Received*	98.8%	102.0%	+ 3.2%	100.9%	100.4%	- 0.5%
New Listings	9	17	+ 88.9%	73	81	+ 11.0%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	23	29	+ 26.1%
Closed Sales	5	4	- 20.0%	24	26	+ 8.3%
Median Sales Price*	\$475,000	\$719,950	+ 51.6%	\$491,000	\$482,500	- 1.7%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	3.5	1.5	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	22	43	+ 95.5%	33	64	+ 93.9%
Percent of Original List Price Received*	101.2%	99.1%	- 2.1%	99.5%	98.2%	- 1.3%
New Listings	5	3	- 40.0%	37	34	- 8.1%

* 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

