

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	6	- 14.3%	103	95	- 7.8%
Closed Sales	10	9	- 10.0%	102	96	- 5.9%
Median Sales Price*	\$902,500	\$678,000	- 24.9%	\$840,000	\$860,500	+ 2.4%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	38	51	+ 34.2%	27	36	+ 33.3%
Percent of Original List Price Received*	97.0%	95.9%	- 1.1%	100.0%	99.8%	- 0.2%
New Listings	3	3	0.0%	118	116	- 1.7%

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

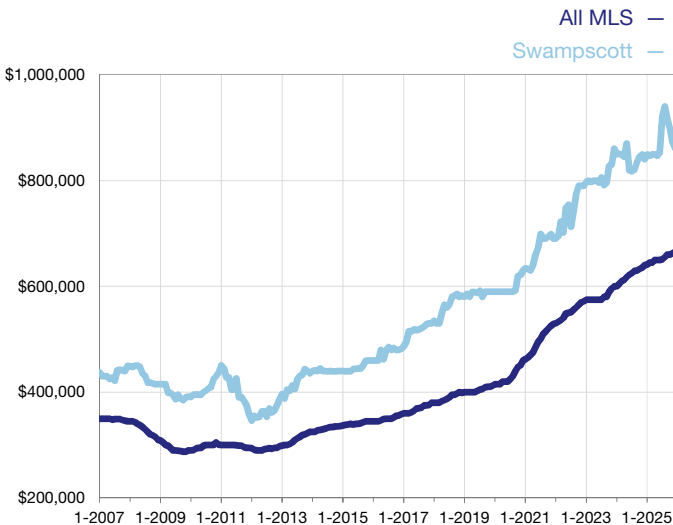
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	42	46	+ 9.5%
Closed Sales	3	5	+ 66.7%	44	43	- 2.3%
Median Sales Price*	\$456,500	\$376,000	- 17.6%	\$464,950	\$475,000	+ 2.2%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	63	53	- 15.9%	43	60	+ 39.5%
Percent of Original List Price Received*	93.9%	95.0%	+ 1.2%	98.6%	97.9%	- 0.7%
New Listings	3	2	- 33.3%	55	57	+ 3.6%

* 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

