

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	9	9	0.0%	145	152	+ 4.8%
Closed Sales	16	14	- 12.5%	151	145	- 4.0%
Median Sales Price*	\$465,000	\$494,000	+ 6.2%	\$466,000	\$499,900	+ 7.3%
Inventory of Homes for Sale	23	19	- 17.4%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	29	46	+ 58.6%	34	39	+ 14.7%
Percent of Original List Price Received*	98.7%	98.0%	- 0.7%	99.3%	98.5%	- 0.8%
New Listings	5	15	+ 200.0%	175	181	+ 3.4%

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

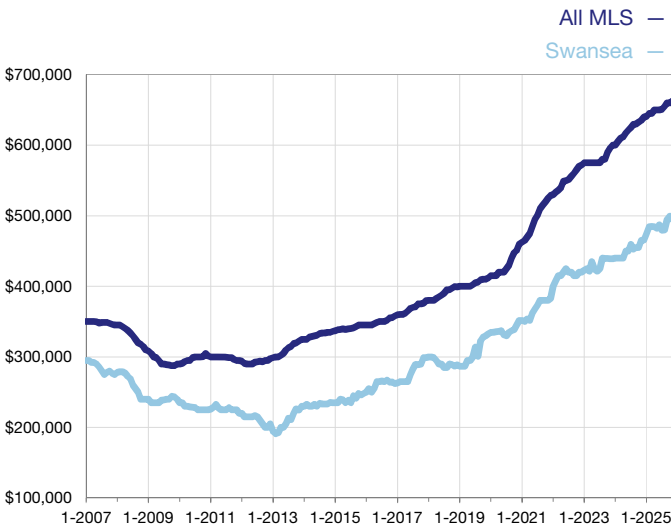
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$460,000	\$0	- 100.0%	\$460,000	\$0	- 100.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	64	0	- 100.0%	64	0	- 100.0%
Percent of Original List Price Received*	92.0%	0.0%	- 100.0%	92.0%	0.0%	- 100.0%
New Listings	0	1	--	1	2	+ 100.0%

* 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

