

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	7	+ 250.0%	4	15	+ 275.0%
Closed Sales	2	7	+ 250.0%	10	13	+ 30.0%
Median Sales Price*	\$672,000	\$885,000	+ 31.7%	\$802,000	\$885,000	+ 10.3%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	14	65	+ 364.3%	54	73	+ 35.2%
Percent of Original List Price Received*	107.6%	96.6%	- 10.2%	98.3%	96.7%	- 1.6%
New Listings	6	9	+ 50.0%	9	17	+ 88.9%

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

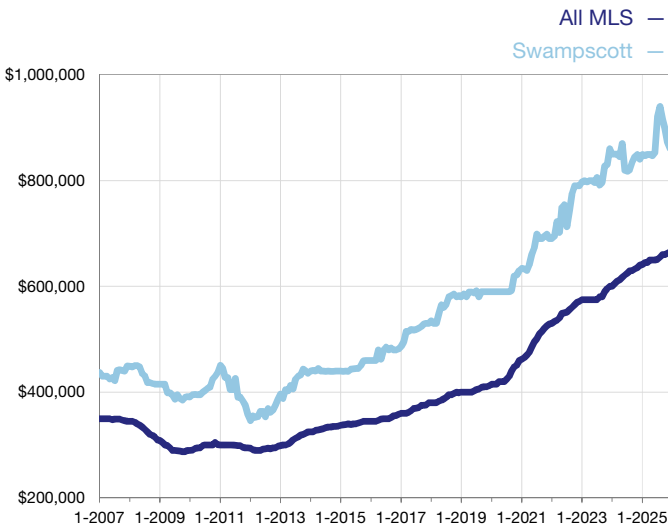
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	7	7	0.0%
Closed Sales	4	3	- 25.0%	6	7	+ 16.7%
Median Sales Price*	\$441,000	\$490,000	+ 11.1%	\$605,000	\$664,500	+ 9.8%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	187	37	- 80.2%	170	26	- 84.7%
Percent of Original List Price Received*	95.9%	98.0%	+ 2.2%	96.1%	102.8%	+ 7.0%
New Listings	5	6	+ 20.0%	9	11	+ 22.2%

* 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

