

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	9	+ 28.6%	11	23	+ 109.1%
Closed Sales	4	7	+ 75.0%	14	21	+ 50.0%
Median Sales Price*	\$938,750	\$900,000	- 4.1%	\$817,500	\$900,000	+ 10.1%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	31	33	+ 6.5%	47	62	+ 31.9%
Percent of Original List Price Received*	97.7%	100.2%	+ 2.6%	98.1%	97.6%	- 0.5%
New Listings	8	5	- 37.5%	17	22	+ 29.4%

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

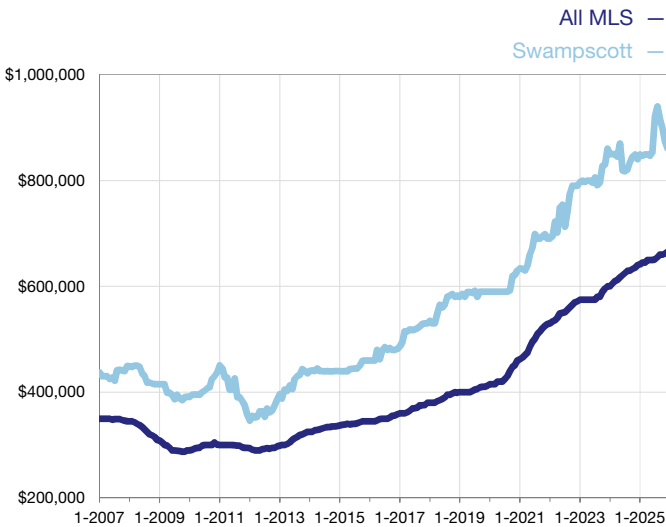
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	10	+ 100.0%	12	16	+ 33.3%
Closed Sales	2	4	+ 100.0%	8	11	+ 37.5%
Median Sales Price*	\$367,500	\$515,000	+ 40.1%	\$441,000	\$575,000	+ 30.4%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	36	90	+ 150.0%	136	49	- 64.0%
Percent of Original List Price Received*	89.6%	98.7%	+ 10.2%	94.5%	101.3%	+ 7.2%
New Listings	5	12	+ 140.0%	14	23	+ 64.3%

* 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

