

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	9	+ 50.0%	17	31	+ 82.4%
Closed Sales	5	8	+ 60.0%	19	29	+ 52.6%
Median Sales Price*	\$775,000	\$813,000	+ 4.9%	\$800,000	\$870,000	+ 8.7%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	21	44	+ 109.5%	40	57	+ 42.5%
Percent of Original List Price Received*	103.8%	102.3%	- 1.4%	99.6%	98.9%	- 0.7%
New Listings	10	19	+ 90.0%	27	41	+ 51.9%

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

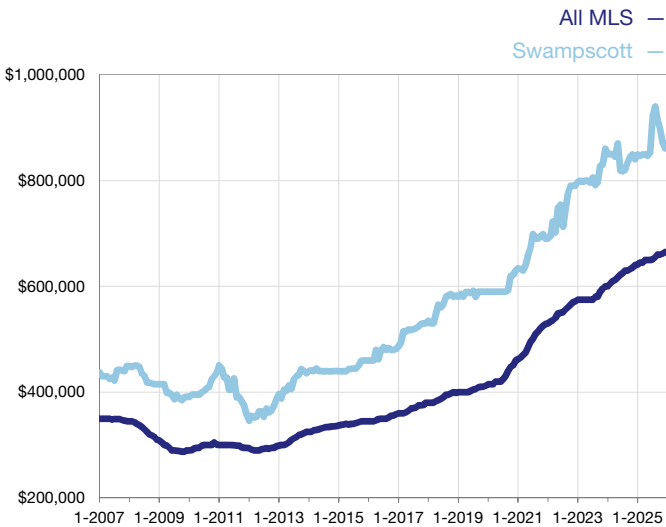
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	9	+ 125.0%	16	22	+ 37.5%
Closed Sales	3	5	+ 66.7%	11	16	+ 45.5%
Median Sales Price*	\$725,000	\$950,000	+ 31.0%	\$515,000	\$619,750	+ 20.3%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	47	12	- 74.5%	112	38	- 66.1%
Percent of Original List Price Received*	98.9%	104.5%	+ 5.7%	95.7%	102.3%	+ 6.9%
New Listings	5	7	+ 40.0%	19	30	+ 57.9%

* 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

