

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	16	+ 100.0%	41	43	+ 4.9%
Closed Sales	9	11	+ 22.2%	34	34	0.0%
Median Sales Price*	\$450,000	\$485,000	+ 7.8%	\$486,750	\$501,000	+ 2.9%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	50	+ 42.9%	52	37	- 28.8%
Percent of Original List Price Received*	92.8%	97.0%	+ 4.5%	96.8%	100.6%	+ 3.9%
New Listings	18	25	+ 38.9%	48	51	+ 6.3%

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

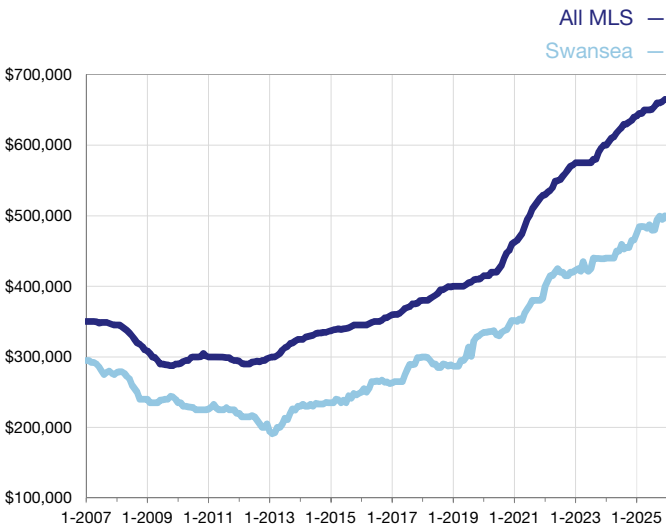
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	0	7	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	2.1	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	0	11	--

* 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

