

Swampscott

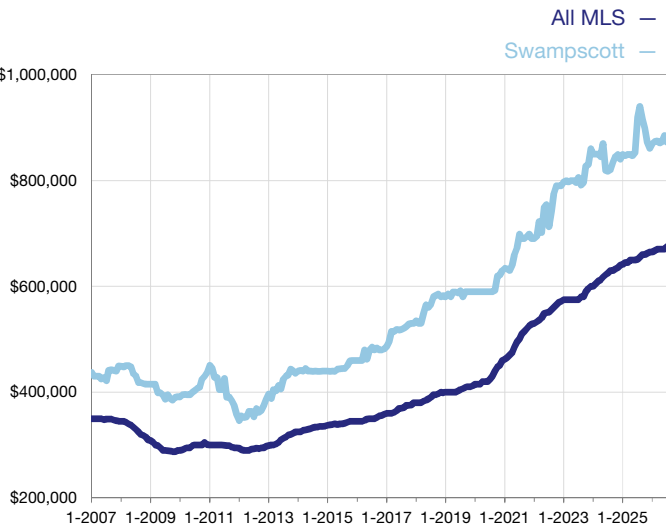
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	13	- 23.5%	56	66	+ 17.9%
Closed Sales	13	12	- 7.7%	52	60	+ 15.4%
Median Sales Price*	\$1,100,000	\$846,000	- 23.1%	\$860,500	\$872,500	+ 1.4%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	34	43	+ 26.5%
Percent of Original List Price Received*	102.0%	99.9%	- 2.1%	100.4%	99.9%	- 0.5%
New Listings	17	8	- 52.9%	80	73	- 8.8%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	7	+ 16.7%	29	38	+ 31.0%
Closed Sales	4	5	+ 25.0%	26	34	+ 30.8%
Median Sales Price*	\$719,950	\$450,000	- 37.5%	\$482,500	\$534,500	+ 10.8%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	43	27	- 37.2%	64	41	- 35.9%
Percent of Original List Price Received*	99.1%	97.6%	- 1.5%	98.2%	97.8%	- 0.4%
New Listings	3	6	+ 100.0%	34	52	+ 52.9%

* 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

