

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

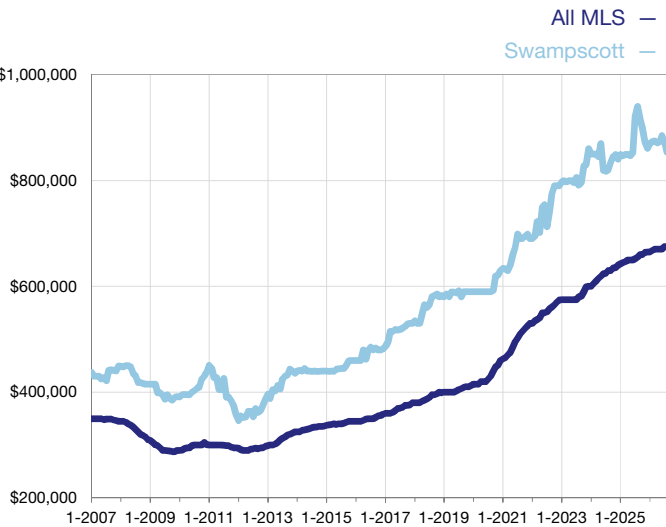
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	9	- 18.2%	67	72	+ 7.5%
Closed Sales	16	12	- 25.0%	68	72	+ 5.9%
Median Sales Price*	\$1,045,000	\$767,500	- 26.6%	\$888,500	\$862,875	- 2.9%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	40	29	- 27.5%	36	41	+ 13.9%
Percent of Original List Price Received*	97.9%	99.8%	+ 1.9%	99.8%	99.9%	+ 0.1%
New Listings	5	15	+ 200.0%	85	87	+ 2.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	31	43	+ 38.7%
Closed Sales	3	6	+ 100.0%	29	40	+ 37.9%
Median Sales Price*	\$420,000	\$472,500	+ 12.5%	\$480,000	\$510,000	+ 6.3%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	64	36	- 43.8%	64	41	- 35.9%
Percent of Original List Price Received*	106.4%	96.8%	- 9.0%	99.0%	97.7%	- 1.3%
New Listings	4	3	- 25.0%	38	56	+ 47.4%

* 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

