

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

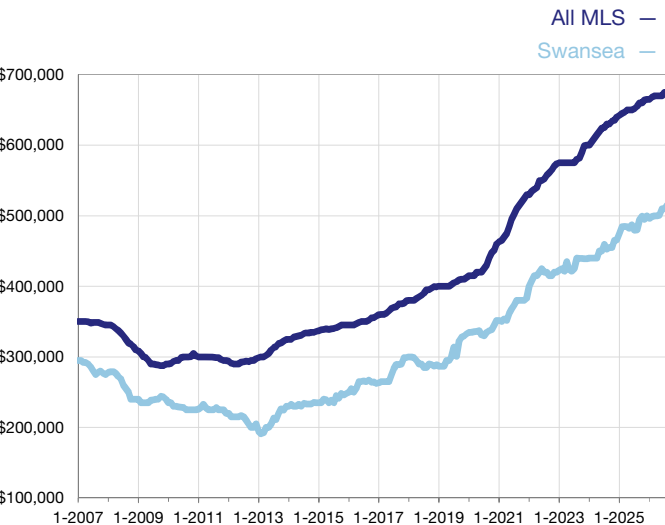
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	19	+ 72.7%	95	98	+ 3.2%
Closed Sales	6	8	+ 33.3%	81	91	+ 12.3%
Median Sales Price*	\$637,450	\$717,450	+ 12.6%	\$509,900	\$550,000	+ 7.9%
Inventory of Homes for Sale	33	24	- 27.3%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--
Cumulative Days on Market Until Sale	33	36	+ 9.1%	36	38	+ 5.6%
Percent of Original List Price Received*	97.8%	100.4%	+ 2.7%	98.5%	100.0%	+ 1.5%
New Listings	21	18	- 14.3%	121	118	- 2.5%

* 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	0	1	--	0	9	--
Closed Sales	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$450,000	--
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	3.3	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	42	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	97.8%	--
New Listings	0	4	--	0	15	--

* 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

