

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swampscott

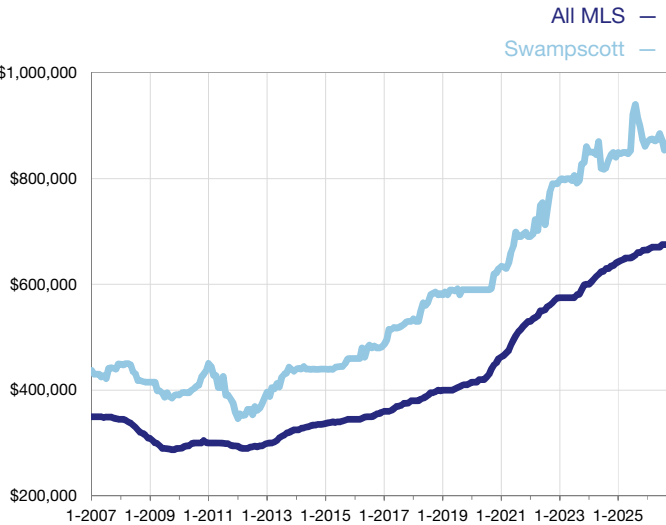
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	8	+ 33.3%	73	80	+ 9.6%
Closed Sales	8	6	- 25.0%	76	78	+ 2.6%
Median Sales Price*	\$804,000	\$875,000	+ 8.8%	\$871,000	\$869,375	- 0.2%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--
Cumulative Days on Market Until Sale	31	30	- 3.2%	35	40	+ 14.3%
Percent of Original List Price Received*	100.6%	101.5%	+ 0.9%	99.9%	100.0%	+ 0.1%
New Listings	13	17	+ 30.8%	98	104	+ 6.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	36	45	+ 25.0%
Closed Sales	1	5	+ 400.0%	30	45	+ 50.0%
Median Sales Price*	\$475,000	\$407,900	- 14.1%	\$477,500	\$490,000	+ 2.6%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--
Cumulative Days on Market Until Sale	7	83	+ 1,085.7%	62	45	- 27.4%
Percent of Original List Price Received*	101.1%	89.5%	- 11.5%	99.1%	96.8%	- 2.3%
New Listings	6	8	+ 33.3%	44	64	+ 45.5%

* 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

