

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

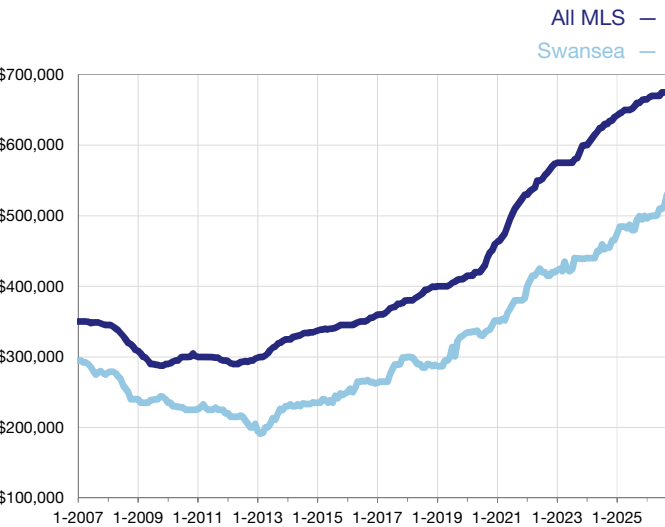
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	21	19	- 9.5%	116	113	- 2.6%
Closed Sales	16	12	- 25.0%	97	103	+ 6.2%
Median Sales Price*	\$534,250	\$644,950	+ 20.7%	\$510,000	\$555,000	+ 8.8%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 15.0%	--	--	--
Cumulative Days on Market Until Sale	28	57	+ 103.6%	34	40	+ 17.6%
Percent of Original List Price Received*	99.5%	101.0%	+ 1.5%	98.7%	100.2%	+ 1.5%
New Listings	14	21	+ 50.0%	135	139	+ 3.0%

* 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	0	1	--	0	10	--
Closed Sales	0	3	--	0	4	--
Median Sales Price*	\$0	\$475,000	--	\$0	\$462,500	--
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	3.5	--	--	--	--
Cumulative Days on Market Until Sale	0	7	--	0	16	--
Percent of Original List Price Received*	0.0%	99.3%	--	0.0%	98.9%	--
New Listings	0	2	--	0	17	--

* 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

