Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Swampscott

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**10**	+ 25.0%	81	**88**	+ 8.6%
Closed Sales	8	**9**	+ 12.5%	84	**87**	+ 3.6%
Median Sales Price*	$974,500	**$975,000**	+ 0.1%	$892,000	**$875,000**	- 1.9%
Inventory of Homes for Sale	18	**25**	+ 38.9%	--	--	--
Months Supply of Inventory	2.2	**3.0**	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	34	**48**	+ 41.2%	35	**41**	+ 17.1%
Percent of Original List Price Received*	102.5%	**99.7%**	- 2.7%	100.1%	**100.0%**	- 0.1%
New Listings	8	**10**	+ 25.0%	106	**114**	+ 7.5%

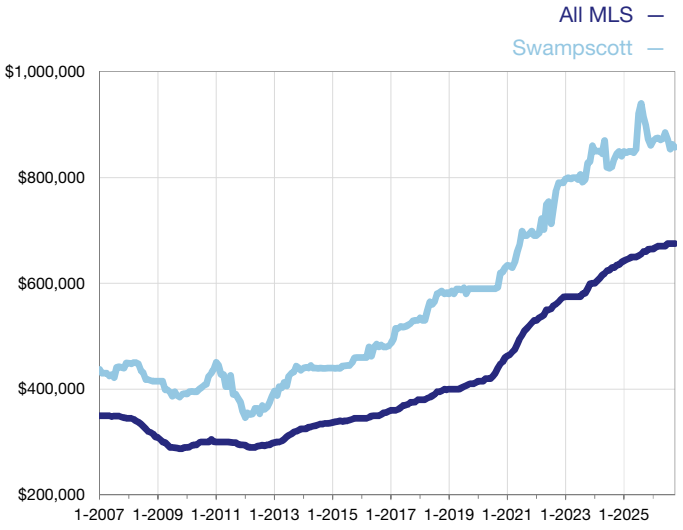
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

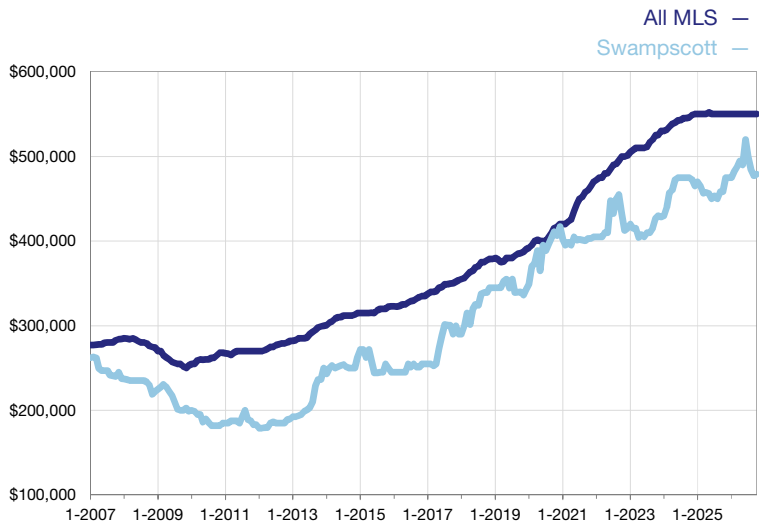
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**2**	0.0%	38	**47**	+ 23.7%
Closed Sales	7	**4**	- 42.9%	37	**49**	+ 32.4%
Median Sales Price*	$510,000	**$624,950**	+ 22.5%	$480,000	**$500,000**	+ 4.2%
Inventory of Homes for Sale	8	**13**	+ 62.5%	--	--	--
Months Supply of Inventory	2.2	**2.8**	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	65	**109**	+ 67.7%	62	**50**	- 19.4%
Percent of Original List Price Received*	94.3%	**90.5%**	- 4.0%	98.2%	**96.2%**	- 2.0%
New Listings	6	**3**	- 50.0%	50	**67**	+ 34.0%

* 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



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