Local Market Update – October 2026

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

Swansea

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	16	**17**	+ 6.3%	132	**127**	- 3.8%
Closed Sales	21	**15**	- 28.6%	118	**118**	0.0%
Median Sales Price*	$510,000	**$535,000**	+ 4.9%	$510,000	**$550,500**	+ 7.9%
Inventory of Homes for Sale	24	**30**	+ 25.0%	--	--	--
Months Supply of Inventory	1.9	**2.5**	+ 31.6%	--	--	--
Cumulative Days on Market Until Sale	58	**32**	- 44.8%	39	**39**	0.0%
Percent of Original List Price Received*	97.3%	**98.4%**	+ 1.1%	98.4%	**99.9%**	+ 1.5%
New Listings	19	**19**	0.0%	154	**158**	+ 2.6%

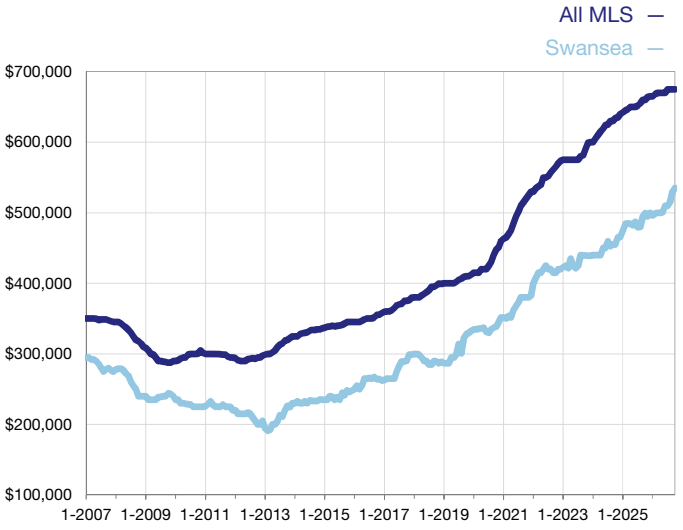
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

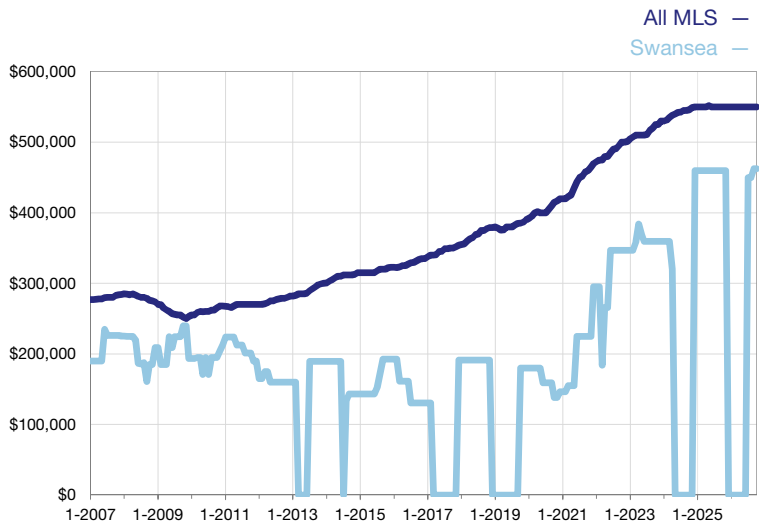
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	0	**10**	--
Closed Sales	0	**0**	--	0	**4**	--
Median Sales Price*	$0	**$0**	--	$0	**$462,500**	--
Inventory of Homes for Sale	1	**4**	+ 300.0%	--	--	--
Months Supply of Inventory	1.0	**2.8**	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**16**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**98.9%**	--
New Listings	1	**0**	- 100.0%	1	**17**	+ 1,600.0%

* 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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