

Swampscott, MA — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$847,308

Typical Home Value (ZHVI)

▲ 2.2% YoY

\$605,000

Median Sale Price

▲ 10.5% YoY

\$351/sqft

Median Price Per Sq Ft

▼ 3.6% YoY

43

Homes Currently For Sale
Active listings

38

Homes Sold (Recent Period)
Recent closed sales

21 days

Avg. Days on Market
vs. 15 last year

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

38

Sold the recent period

\$351/sqft

Median \$/sqft (▼ 3.6% YoY)

21 days

Avg. DOM (vs. 15 last year)

77 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Condo / Studio-1BR	~600–850 sq ft	\$195,000 – \$325,000
Condo / 2BR	~950–1,300 sq ft	\$310,000 – \$500,000
Single-Family (starter)	~1,300–1,800 sq ft	\$425,000 – \$695,000
Single-Family / Oceanfront	~2,000–3,200 sq ft	\$650,000 – \$1,230,000

AGENT TAKEAWAY

June median \$605,000 (▲ 10.5%) but \$/sqft fell 3.6% to \$351 — a smaller-home mix, not falling values; ZHVI is still ▲ 2.2%. 21 days on market vs. 15, Compete Score eased to 77.

Sources: Zillow Home Value Index (ZHVI) for typical home value and for-sale inventory.

Redfin citywide data for median sale price, price/sqft, homes sold, days on market, Compete Score. MAR for Greater Boston medians.

Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings.