

Swampscott

Community · MA · Massachusetts > Essex County

SELLER'S MARKET

\$848K

MEDIAN SALE PRICE

+10.7%

1-YR CHANGE

182

SALES (12 MO)

\$806K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



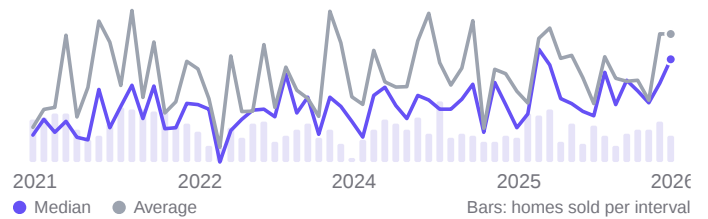
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$970K · Average \$1.1M

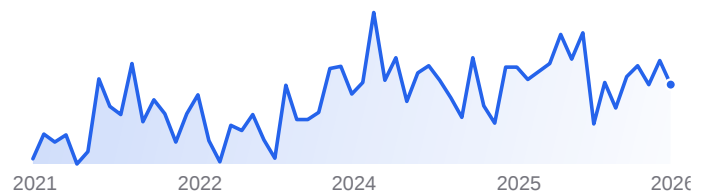
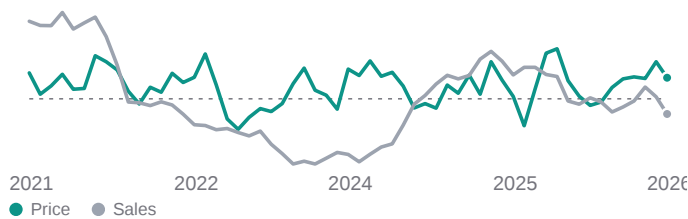


Growth (year over year)

Price +10.7% · Sales -7.6%

Price per square foot

\$435/ft²



Sale premium vs estimated value

+1.9%

Annual turnover (share of homes sold)

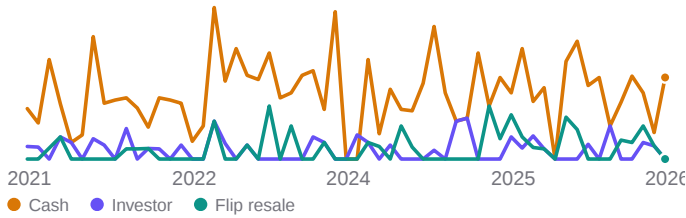
3.5%



BUYERS & OUTCOMES

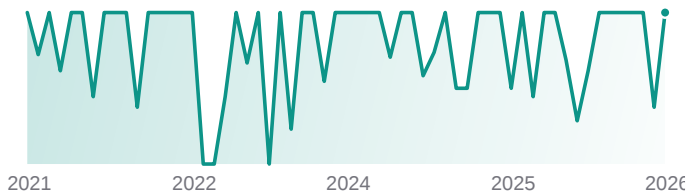
Buyer mix

Cash 31% · Investor 0% · Flip resale 0%



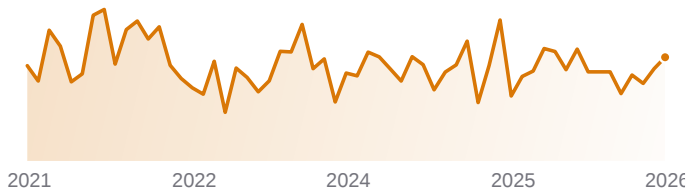
Sellers who sold at a gain

100%

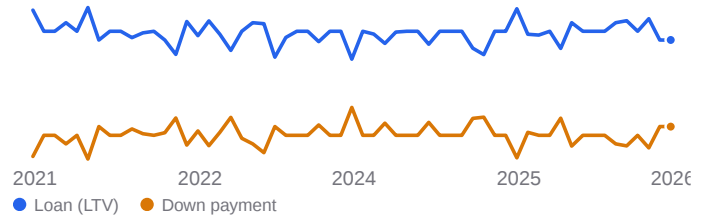


Median annualized return at resale

+5.9%

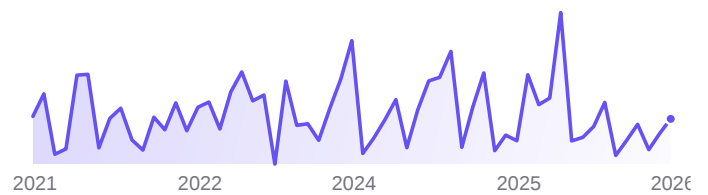


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



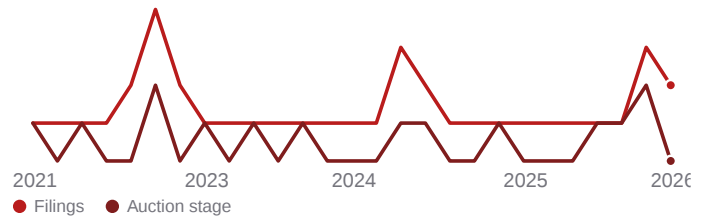
Typical hold before selling

10.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	5,167
Median value (AVM)	\$806K
Median size	1,834 ft²
Median bedrooms	3
Median year built	1936
Single family	67%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	84%
Company owned	19%
Median loan-to-value	43%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	15,563
Density	5,150 / mi²
Median household income	\$125K
Average household income	\$175K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	82
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	5.2%
Unemployment	1.2%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.