

Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	14	11	- 21.4%	211	220	+ 4.3%
Closed Sales	25	21	- 16.0%	211	212	+ 0.5%
Median Sales Price*	\$465,000	\$520,000	+ 11.8%	\$480,000	\$479,950	- 0.0%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	23	- 30.3%	32	36	+ 12.5%
Percent of Original List Price Received*	98.6%	100.3%	+ 1.7%	99.2%	99.1%	- 0.1%
New Listings	12	8	- 33.3%	249	245	- 1.6%

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

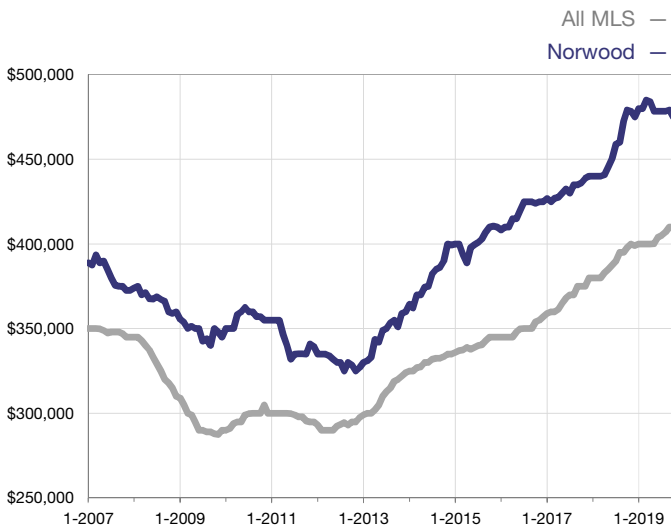
Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	5	+ 25.0%	64	78	+ 21.9%
Closed Sales	6	5	- 16.7%	53	78	+ 47.2%
Median Sales Price*	\$339,950	\$359,000	+ 5.6%	\$345,000	\$424,000	+ 22.9%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	36	62	+ 72.2%	35	48	+ 37.1%
Percent of Original List Price Received*	96.8%	97.9%	+ 1.1%	98.7%	99.0%	+ 0.3%
New Listings	2	6	+ 200.0%	76	88	+ 15.8%

* 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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