

Local Market Update – December 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	5	- 50.0%	170	166	- 2.4%
Closed Sales	16	10	- 37.5%	170	162	- 4.7%
Median Sales Price*	\$610,000	\$672,500	+ 10.2%	\$637,500	\$649,500	+ 1.9%
Inventory of Homes for Sale	43	33	- 23.3%	--	--	--
Months Supply of Inventory	3.0	2.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	89	101	+ 13.5%	75	80	+ 6.7%
Percent of Original List Price Received*	94.4%	90.7%	- 3.9%	96.5%	96.0%	- 0.5%
New Listings	6	8	+ 33.3%	275	241	- 12.4%

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

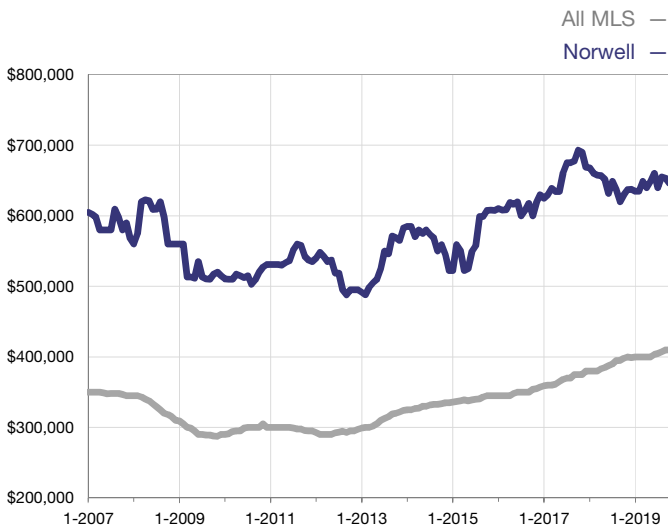
Condominium Properties

Key Metrics	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	1	0.0%	17	16	- 5.9%
Closed Sales	1	0	- 100.0%	18	15	- 16.7%
Median Sales Price*	\$383,000	\$0	- 100.0%	\$640,500	\$669,000	+ 4.4%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	4.0	1.9	- 52.5%	--	--	--
Cumulative Days on Market Until Sale	196	0	- 100.0%	233	106	- 54.5%
Percent of Original List Price Received*	96.0%	0.0%	- 100.0%	98.7%	97.1%	- 1.6%
New Listings	3	0	- 100.0%	23	18	- 21.7%

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

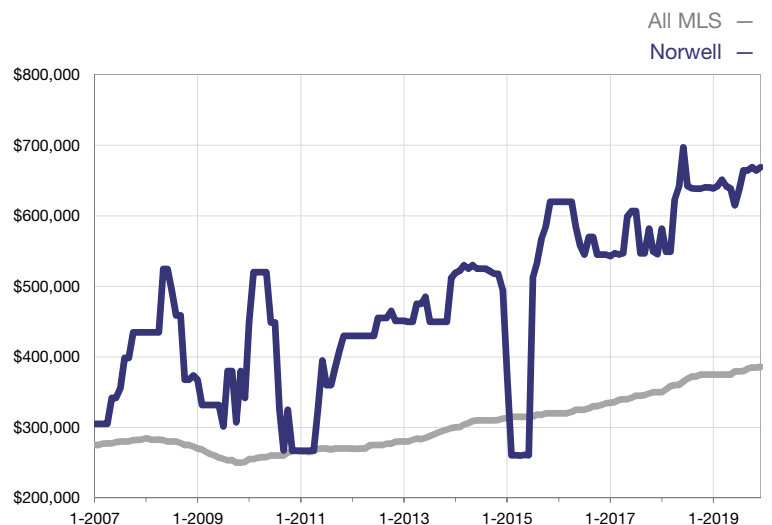
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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