Local Market Update – September 2020

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

Norwell

Single-Family Properties

	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	10	**16**	+ 60.0%	137	**146**	+ 6.6%
Closed Sales	21	**22**	+ 4.8%	134	**131**	- 2.2%
Median Sales Price*	$612,000	**$745,500**	+ 21.8%	$647,500	**$711,000**	+ 9.8%
Inventory of Homes for Sale	64	**23**	- 64.1%	--	--	--
Months Supply of Inventory	4.4	**1.7**	- 61.4%	--	--	--
Cumulative Days on Market Until Sale	78	**35**	- 55.1%	78	**63**	- 19.2%
Percent of Original List Price Received*	94.4%	**100.2%**	+ 6.1%	96.4%	**97.7%**	+ 1.3%
New Listings	21	**17**	- 19.0%	204	**179**	- 12.3%

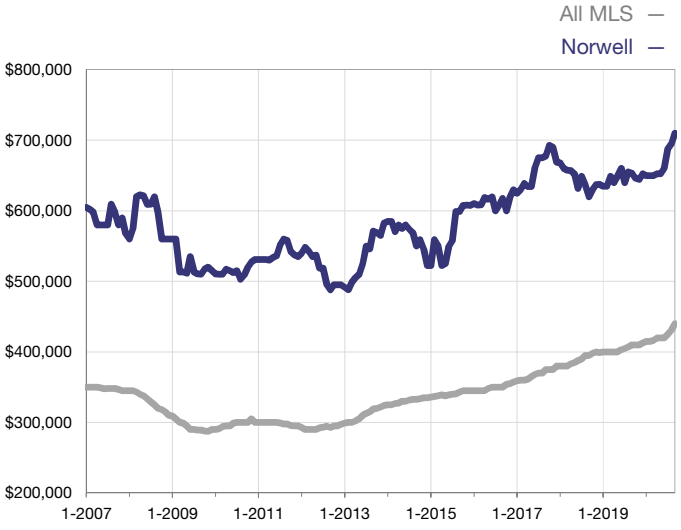
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

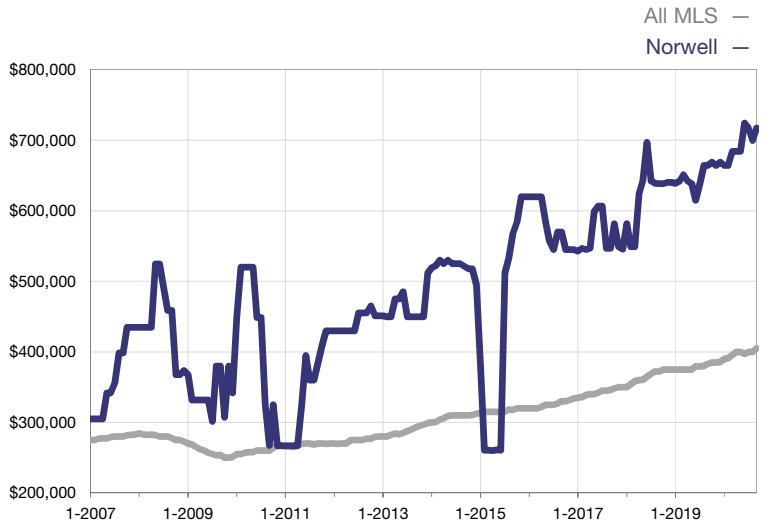
	September			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	0	**3**	--	13	**10**	- 23.1%
Closed Sales	0	**1**	--	13	**8**	- 38.5%
Median Sales Price*	$0	**$778,588**	--	$660,000	**$687,577**	+ 4.2%
Inventory of Homes for Sale	7	**7**	0.0%	--	--	--
Months Supply of Inventory	3.1	**4.9**	+ 58.1%	--	--	--
Cumulative Days on Market Until Sale	0	**17**	--	108	**110**	+ 1.9%
Percent of Original List Price Received*	0.0%	**107.4%**	--	96.7%	**103.3%**	+ 6.8%
New Listings	1	**1**	0.0%	16	**19**	+ 18.8%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Powered by ShowingTime.