

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	11	+ 57.1%	142	161	+ 13.4%
Closed Sales	7	12	+ 71.4%	143	164	+ 14.7%
Median Sales Price*	\$1,310,000	\$730,000	- 44.3%	\$850,000	\$873,000	+ 2.7%
Inventory of Homes for Sale	15	11	- 26.7%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	92	34	- 63.0%	38	29	- 23.7%
Percent of Original List Price Received*	99.8%	91.4%	- 8.4%	102.4%	101.3%	- 1.1%
New Listings	3	5	+ 66.7%	171	186	+ 8.8%

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

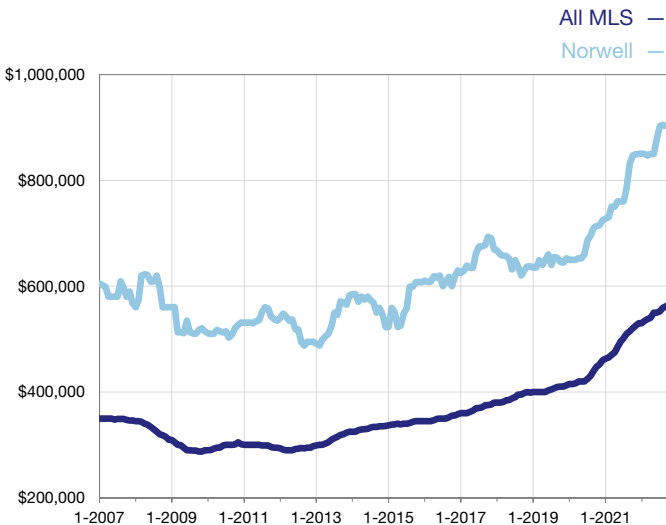
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	14	3	- 78.6%
Closed Sales	1	0	- 100.0%	18	6	- 66.7%
Median Sales Price*	\$850,000	\$0	- 100.0%	\$765,500	\$869,000	+ 13.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	290	0	- 100.0%	122	66	- 45.9%
Percent of Original List Price Received*	97.8%	0.0%	- 100.0%	99.5%	99.2%	- 0.3%
New Listings	0	0	--	17	2	- 88.2%

* 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

