

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	7	- 41.7%	245	203	- 17.1%
Closed Sales	26	14	- 46.2%	253	210	- 17.0%
Median Sales Price*	\$627,500	\$615,000	- 2.0%	\$610,000	\$650,000	+ 6.6%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.4	0.3	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	41	33	- 19.5%	23	24	+ 4.3%
Percent of Original List Price Received*	101.5%	97.5%	- 3.9%	103.5%	102.4%	- 1.1%
New Listings	9	4	- 55.6%	263	221	- 16.0%

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

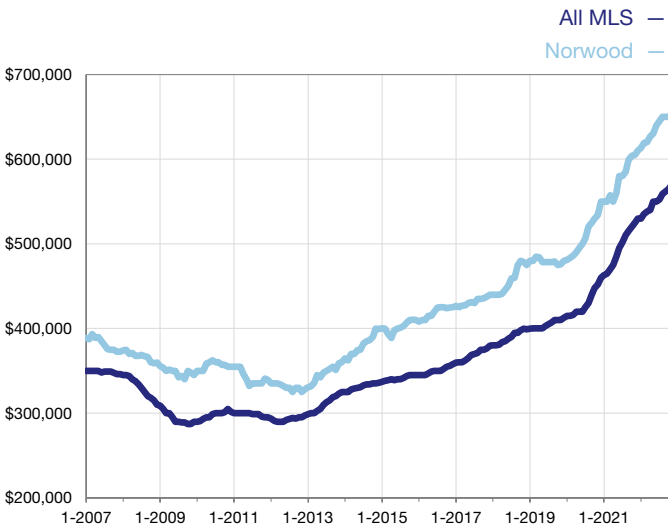
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	5	- 50.0%	112	65	- 42.0%
Closed Sales	7	2	- 71.4%	124	68	- 45.2%
Median Sales Price*	\$485,000	\$435,000	- 10.3%	\$437,500	\$430,000	- 1.7%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	37	17	- 54.1%	44	26	- 40.9%
Percent of Original List Price Received*	98.6%	102.5%	+ 4.0%	99.9%	101.2%	+ 1.3%
New Listings	4	3	- 25.0%	110	75	- 31.8%

* 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

