

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	9	+ 50.0%	6	9	+ 50.0%
Closed Sales	11	6	- 45.5%	11	6	- 45.5%
Median Sales Price*	\$666,500	\$595,000	- 10.7%	\$666,500	\$595,000	- 10.7%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	32	43	+ 34.4%	32	43	+ 34.4%
Percent of Original List Price Received*	100.8%	95.5%	- 5.3%	100.8%	95.5%	- 5.3%
New Listings	8	11	+ 37.5%	8	11	+ 37.5%

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

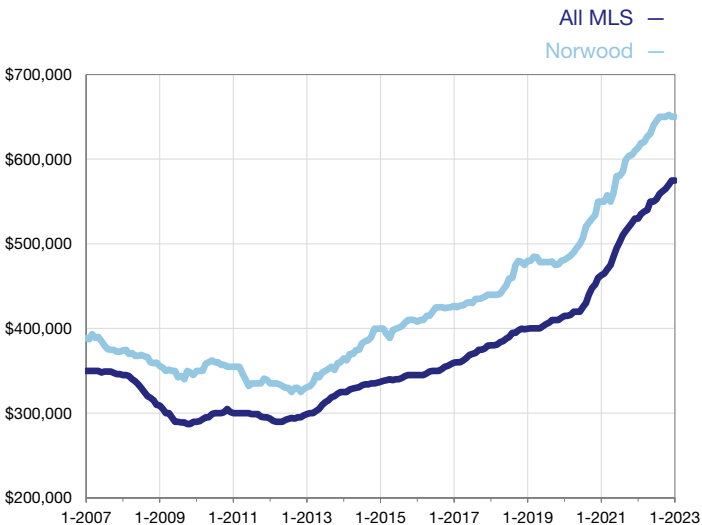
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	6	5	- 16.7%	6	5	- 16.7%
Median Sales Price*	\$364,950	\$410,000	+ 12.3%	\$364,950	\$410,000	+ 12.3%
Inventory of Homes for Sale	1	8	+ 700.0%	--	--	--
Months Supply of Inventory	0.1	1.4	+ 1,300.0%	--	--	--
Cumulative Days on Market Until Sale	27	44	+ 63.0%	27	44	+ 63.0%
Percent of Original List Price Received*	100.9%	97.4%	- 3.5%	100.9%	97.4%	- 3.5%
New Listings	1	5	+ 400.0%	1	5	+ 400.0%

* 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

