

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 18 | 11 | - 38.9% | 24 | 19 | - 20.8% |
| Closed Sales | 7 | 9 | + 28.6% | 18 | 15 | - 16.7% |
| Median Sales Price* | \$750,000 | \$570,500 | - 23.9% | \$670,750 | \$570,500 | - 14.9% |
| Inventory of Homes for Sale | 12 | 6 | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.4 | - 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 48 | + 220.0% | 26 | 46 | + 76.9% |
| Percent of Original List Price Received* | 102.7% | 98.7% | - 3.9% | 101.6% | 97.4% | - 4.1% |
| New Listings | 21 | 10 | - 52.4% | 29 | 21 | - 27.6% |

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

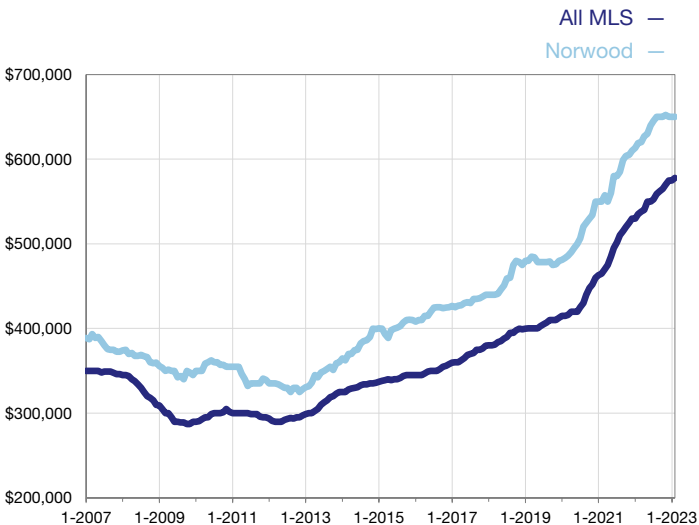
Condominium Properties

| Key Metrics | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 8 | -- | 3 | 8 | + 166.7% |
| Closed Sales | 4 | 2 | - 50.0% | 10 | 7 | - 30.0% |
| Median Sales Price* | \$415,000 | \$507,500 | + 22.3% | \$364,950 | \$410,000 | + 12.3% |
| Inventory of Homes for Sale | 3 | 2 | - 33.3% | -- | -- | -- |
| Months Supply of Inventory | 0.3 | 0.3 | 0.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 41 | 40 | - 2.4% | 32 | 43 | + 34.4% |
| Percent of Original List Price Received* | 102.0% | 95.4% | - 6.5% | 101.4% | 96.8% | - 4.5% |
| New Listings | 2 | 3 | + 50.0% | 3 | 8 | + 166.7% |

* 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

