

# Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwell

### Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	11	9	- 18.2%	163	158	- 3.1%
Closed Sales	17	16	- 5.9%	144	146	+ 1.4%
Median Sales Price*	\$540,000	<b>\$638,500</b>	+ 18.2%	\$603,750	<b>\$619,500</b>	+ 2.6%
Inventory of Homes for Sale	75	46	- 38.7%	--	--	--
Months Supply of Inventory	5.8	3.5	- 39.7%	--	--	--
Cumulative Days on Market Until Sale	123	157	+ 27.6%	116	110	- 5.2%
Percent of Original List Price Received*	91.9%	<b>94.1%</b>	+ 2.4%	94.8%	<b>94.9%</b>	+ 0.1%
New Listings	13	9	- 30.8%	265	236	- 10.9%

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

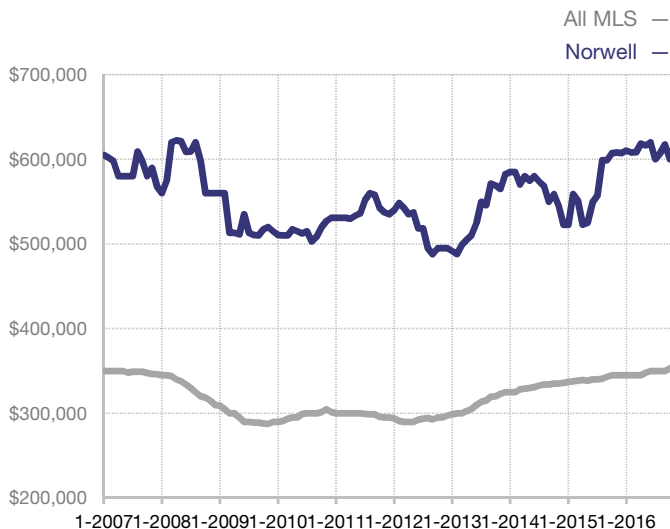
### Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	1	0	- 100.0%	13	16	+ 23.1%
Closed Sales	1	1	0.0%	12	17	+ 41.7%
Median Sales Price*	\$765,000	<b>\$672,500</b>	- 12.1%	\$620,000	<b>\$545,000</b>	- 12.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	4.9	3.1	- 36.7%	--	--	--
Cumulative Days on Market Until Sale	338	56	- 83.4%	173	176	+ 1.7%
Percent of Original List Price Received*	97.0%	<b>96.2%</b>	- 0.8%	95.3%	<b>94.0%</b>	- 1.4%
New Listings	2	2	0.0%	23	15	- 34.8%

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

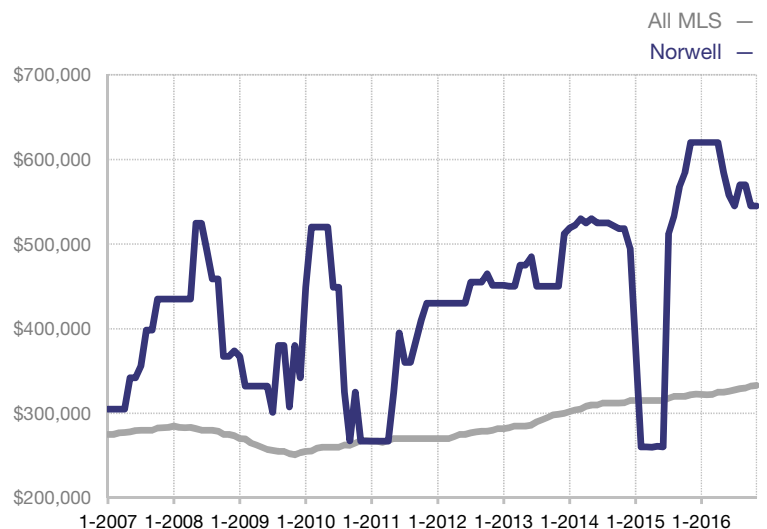
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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