

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	11	- 42.1%	116	107	- 7.8%
Closed Sales	21	18	- 14.3%	94	105	+ 11.7%
Median Sales Price*	\$377,000	\$406,250	+ 7.8%	\$364,000	\$375,500	+ 3.2%
Inventory of Homes for Sale	40	29	- 27.5%	--	--	--
Months Supply of Inventory	3.0	1.8	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	35	28	- 20.0%	60	50	- 16.7%
Percent of Original List Price Received*	97.8%	99.5%	+ 1.7%	96.1%	97.7%	+ 1.7%
New Listings	26	11	- 57.7%	142	122	- 14.1%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	6	6	0.0%	39	39	0.0%
Closed Sales	4	9	+ 125.0%	35	37	+ 5.7%
Median Sales Price*	\$342,500	\$270,000	- 21.2%	\$255,000	\$265,000	+ 3.9%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	56	50	- 10.7%	62	40	- 35.5%
Percent of Original List Price Received*	96.4%	95.5%	- 0.9%	98.0%	97.4%	- 0.6%
New Listings	8	9	+ 12.5%	43	49	+ 14.0%

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

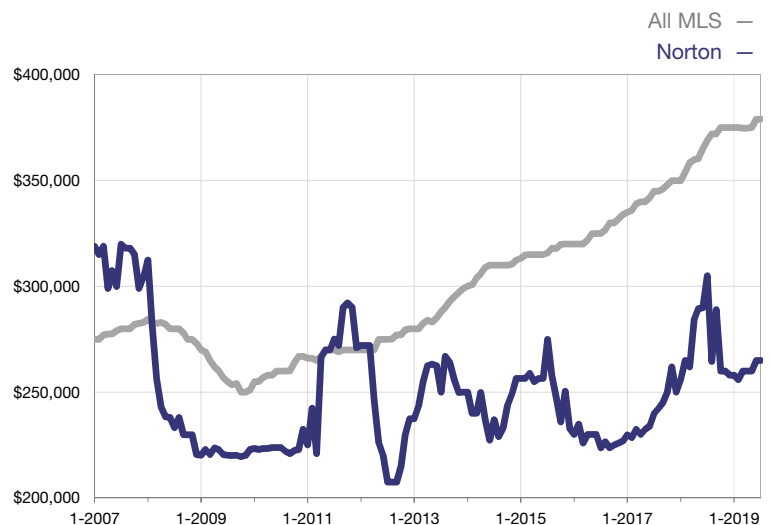
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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