

# Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwell

### Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	15	18	+ 20.0%	107	114	+ 6.5%
Closed Sales	12	22	+ 83.3%	95	96	+ 1.1%
Median Sales Price*	\$750,000	<b>\$606,750</b>	- 19.1%	\$649,000	<b>\$656,000</b>	+ 1.1%
Inventory of Homes for Sale	72	54	- 25.0%	--	--	--
Months Supply of Inventory	5.7	3.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	46	53	+ 15.2%	63	76	+ 20.6%
Percent of Original List Price Received*	98.2%	98.1%	- 0.1%	97.2%	96.7%	- 0.5%
New Listings	20	19	- 5.0%	182	167	- 8.2%

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

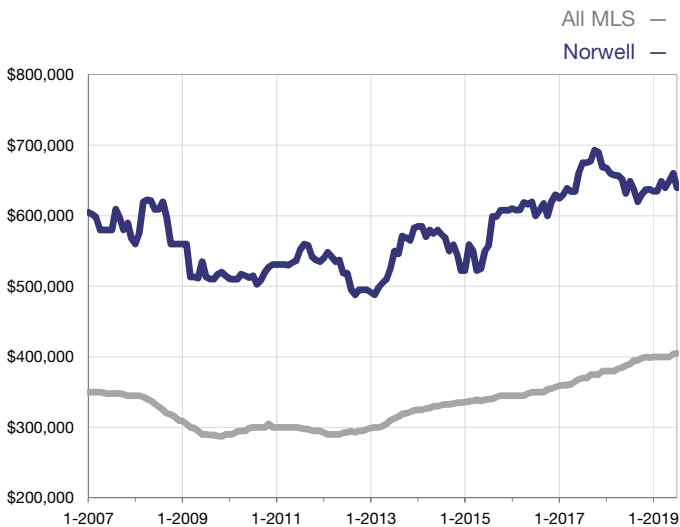
### Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	1	- 50.0%	15	13	- 13.3%
Closed Sales	4	2	- 50.0%	13	8	- 38.5%
Median Sales Price*	\$489,900	<b>\$709,000</b>	+ 44.7%	\$642,000	<b>\$637,500</b>	- 0.7%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	3.7	4.3	+ 16.2%	--	--	--
Cumulative Days on Market Until Sale	169	25	- 85.2%	247	111	- 55.1%
Percent of Original List Price Received*	97.6%	100.0%	+ 2.5%	98.3%	96.6%	- 1.7%
New Listings	1	1	0.0%	17	15	- 11.8%

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

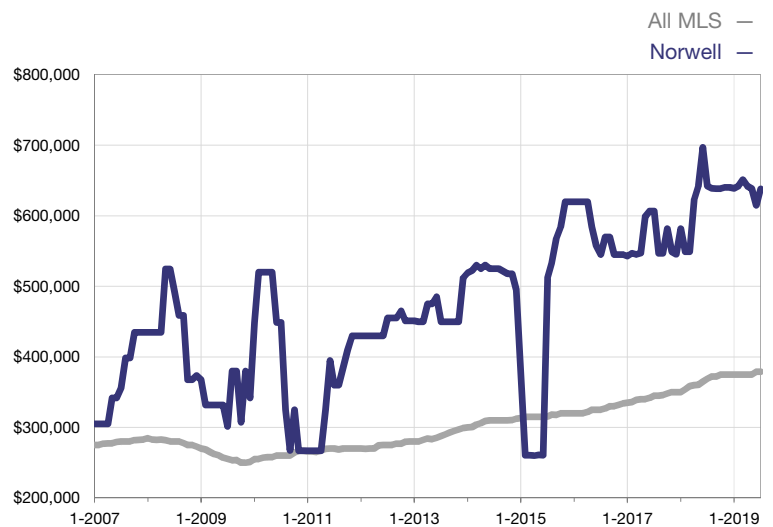
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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