

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	16	19	+ 18.8%	135	140	+ 3.7%
Closed Sales	22	24	+ 9.1%	123	122	- 0.8%
Median Sales Price*	\$474,500	\$480,000	+ 1.2%	\$470,000	\$480,000	+ 2.1%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	21	27	+ 28.6%	30	36	+ 20.0%
Percent of Original List Price Received*	101.5%	99.8%	- 1.7%	99.9%	99.0%	- 0.9%
New Listings	14	16	+ 14.3%	156	158	+ 1.3%

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

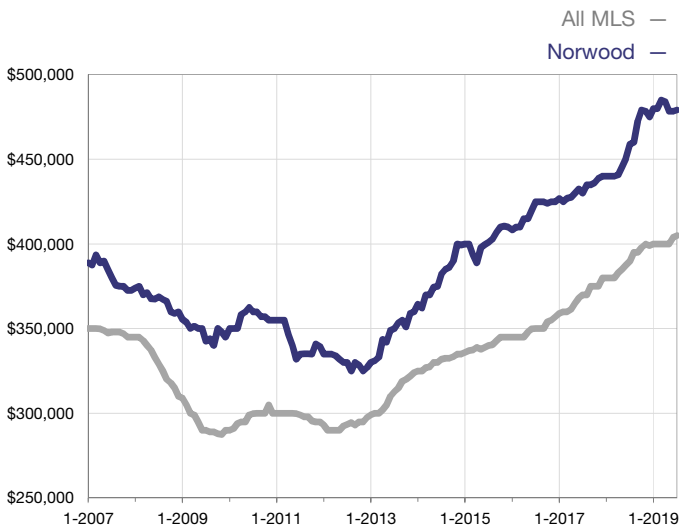
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	7	0.0%	44	55	+ 25.0%
Closed Sales	8	3	- 62.5%	33	47	+ 42.4%
Median Sales Price*	\$386,250	\$399,900	+ 3.5%	\$397,000	\$375,000	- 5.5%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	49	89	+ 81.6%	41	39	- 4.9%
Percent of Original List Price Received*	100.3%	93.9%	- 6.4%	98.8%	99.3%	+ 0.5%
New Listings	9	7	- 22.2%	53	62	+ 17.0%

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

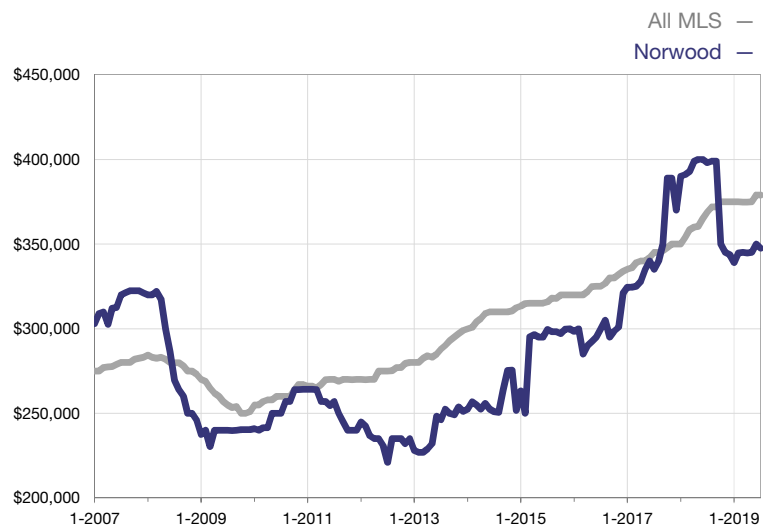
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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