

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk

Single-Family Properties

	April			Year to Date		
Key Metrics	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	10	- 37.5%	52	41	- 21.2%
Closed Sales	17	12	- 29.4%	44	31	- 29.5%
Median Sales Price*	\$620,000	\$734,950	+ 18.5%	\$620,000	\$690,000	+ 11.3%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	108	41	- 62.0%	106	38	- 64.2%
Percent of Original List Price Received*	97.1%	102.9%	+ 6.0%	96.4%	101.7%	+ 5.5%
New Listings	21	19	- 9.5%	57	47	- 17.5%

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

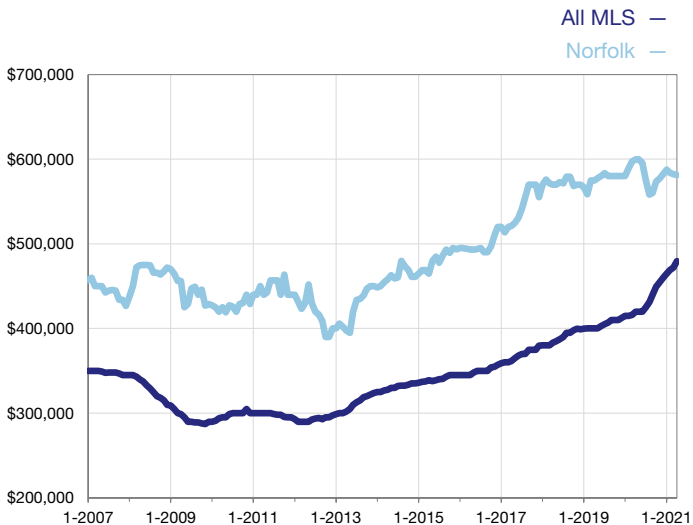
Condominium Properties

	April			Year to Date		
Key Metrics	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	0	- 100.0%	11	10	- 9.1%
Closed Sales	0	6	--	4	9	+ 125.0%
Median Sales Price*	\$0	\$586,710	--	\$554,790	\$561,500	+ 1.2%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	0	70	--	69	60	- 13.0%
Percent of Original List Price Received*	0.0%	105.4%	--	100.1%	103.6%	+ 3.5%
New Listings	3	3	0.0%	11	13	+ 18.2%

* 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

