

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	13	+ 44.4%	39	47	+ 20.5%
Closed Sales	10	10	0.0%	30	35	+ 16.7%
Median Sales Price*	\$340,690	\$475,000	+ 39.4%	\$340,690	\$470,000	+ 38.0%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	87	14	- 83.9%	66	28	- 57.6%
Percent of Original List Price Received*	98.0%	107.3%	+ 9.5%	96.4%	103.7%	+ 7.6%
New Listings	5	15	+ 200.0%	44	49	+ 11.4%

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

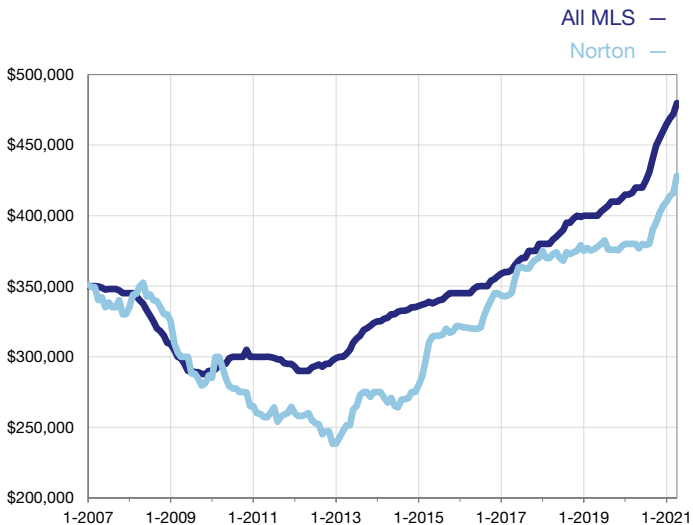
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	5	- 37.5%	21	29	+ 38.1%
Closed Sales	4	8	+ 100.0%	12	27	+ 125.0%
Median Sales Price*	\$241,000	\$314,250	+ 30.4%	\$246,000	\$328,500	+ 33.5%
Inventory of Homes for Sale	7	1	- 85.7%	--	--	--
Months Supply of Inventory	1.2	0.1	- 91.7%	--	--	--
Cumulative Days on Market Until Sale	22	18	- 18.2%	51	47	- 7.8%
Percent of Original List Price Received*	98.7%	101.3%	+ 2.6%	98.5%	100.4%	+ 1.9%
New Listings	6	5	- 16.7%	25	25	0.0%

* 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

