

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwell

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	12	+ 50.0%	40	48	+ 20.0%
Closed Sales	9	6	- 33.3%	38	33	- 13.2%
Median Sales Price*	\$700,000	<b>\$805,000</b>	+ 15.0%	\$657,450	<b>\$850,000</b>	+ 29.3%
Inventory of Homes for Sale	34	10	- 70.6%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	43	41	- 4.7%	78	38	- 51.3%
Percent of Original List Price Received*	99.1%	<b>104.0%</b>	+ 4.9%	96.1%	<b>101.5%</b>	+ 5.6%
New Listings	9	14	+ 55.6%	55	45	- 18.2%

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

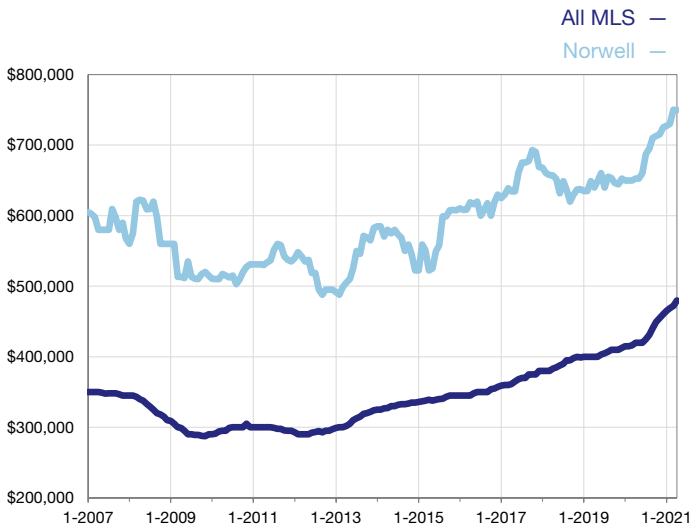
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	0	2	--	2	10	+ 400.0%
Median Sales Price*	\$0	<b>\$613,000</b>	--	\$719,500	<b>\$699,000</b>	- 2.8%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	3.4	1.0	- 70.6%	--	--	--
Cumulative Days on Market Until Sale	0	63	--	145	105	- 27.6%
Percent of Original List Price Received*	0.0%	<b>102.5%</b>	--	99.2%	<b>100.3%</b>	+ 1.1%
New Listings	2	0	- 100.0%	7	5	- 28.6%

\* 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

