

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	12	28	+ 133.3%	44	64	+ 45.5%
Closed Sales	13	14	+ 7.7%	39	56	+ 43.6%
Median Sales Price*	\$560,000	\$517,500	- 7.6%	\$525,000	\$547,500	+ 4.3%
Inventory of Homes for Sale	17	10	- 41.2%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	25	15	- 40.0%	29	27	- 6.9%
Percent of Original List Price Received*	100.7%	108.8%	+ 8.0%	99.1%	103.6%	+ 4.5%
New Listings	15	33	+ 120.0%	59	72	+ 22.0%

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

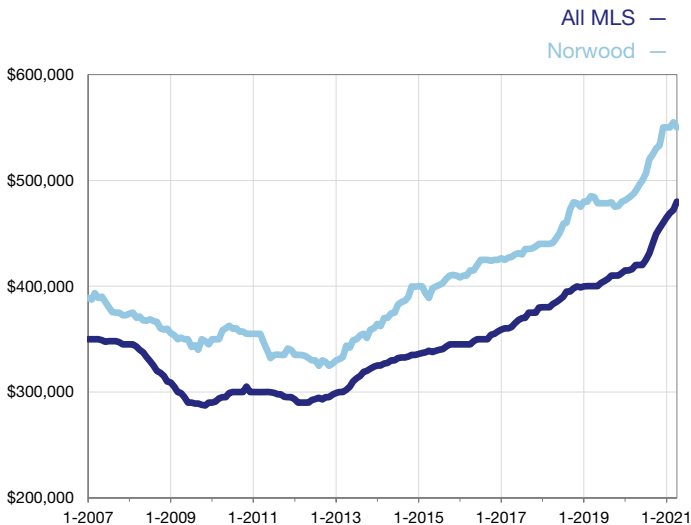
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	12	+ 500.0%	17	49	+ 188.2%
Closed Sales	4	11	+ 175.0%	19	42	+ 121.1%
Median Sales Price*	\$412,000	\$535,000	+ 29.9%	\$355,000	\$502,500	+ 41.5%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	39	57	+ 46.2%	52	68	+ 30.8%
Percent of Original List Price Received*	99.7%	100.5%	+ 0.8%	99.6%	99.2%	- 0.4%
New Listings	2	8	+ 300.0%	18	42	+ 133.3%

* 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

