

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	17	0.0%	56	63	+ 12.5%
Closed Sales	12	16	+ 33.3%	42	51	+ 21.4%
Median Sales Price*	\$362,500	\$505,000	+ 39.3%	\$350,690	\$470,000	+ 34.0%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	19	43	+ 126.3%	52	37	- 28.8%
Percent of Original List Price Received*	99.9%	103.4%	+ 3.5%	97.4%	103.6%	+ 6.4%
New Listings	16	18	+ 12.5%	60	67	+ 11.7%

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

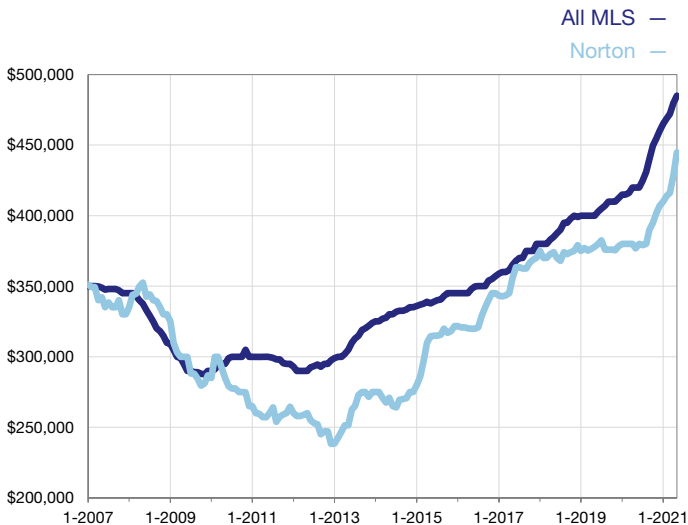
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	7	+ 40.0%	26	36	+ 38.5%
Closed Sales	7	4	- 42.9%	19	31	+ 63.2%
Median Sales Price*	\$320,000	\$392,500	+ 22.7%	\$277,900	\$328,500	+ 18.2%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	1.8	0.1	- 94.4%	--	--	--
Cumulative Days on Market Until Sale	44	39	- 11.4%	48	46	- 4.2%
Percent of Original List Price Received*	99.6%	103.2%	+ 3.6%	98.9%	100.7%	+ 1.8%
New Listings	9	6	- 33.3%	34	31	- 8.8%

* 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

