

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	8	- 61.9%	61	56	- 8.2%
Closed Sales	10	14	+ 40.0%	48	47	- 2.1%
Median Sales Price*	\$680,000	\$822,500	+ 21.0%	\$657,450	\$835,000	+ 27.0%
Inventory of Homes for Sale	36	13	- 63.9%	--	--	--
Months Supply of Inventory	2.6	1.0	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	76	49	- 35.5%	78	41	- 47.4%
Percent of Original List Price Received*	96.9%	99.9%	+ 3.1%	96.3%	101.1%	+ 5.0%
New Listings	30	13	- 56.7%	85	57	- 32.9%

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

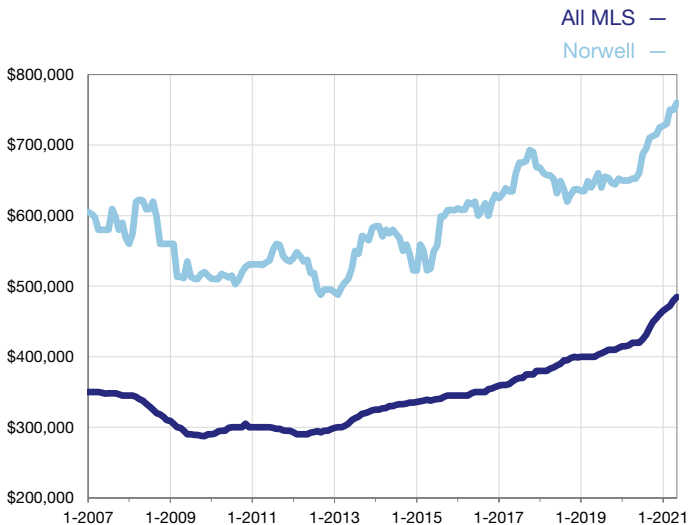
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	1	- 50.0%	5	5	0.0%
Closed Sales	1	1	0.0%	3	11	+ 266.7%
Median Sales Price*	\$583,000	\$700,000	+ 20.1%	\$640,000	\$700,000	+ 9.4%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	4.6	2.5	- 45.7%	--	--	--
Cumulative Days on Market Until Sale	30	401	+ 1,236.7%	106	132	+ 24.5%
Percent of Original List Price Received*	98.8%	93.5%	- 5.4%	99.1%	99.7%	+ 0.6%
New Listings	4	3	- 25.0%	11	9	- 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

