

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwood

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	17	33	+ 94.1%	61	95	+ 55.7%
Closed Sales	8	16	+ 100.0%	47	72	+ 53.2%
Median Sales Price*	\$532,500	<b>\$635,000</b>	+ 19.2%	\$525,040	<b>\$582,000</b>	+ 10.8%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	39	13	- 66.7%	30	24	- 20.0%
Percent of Original List Price Received*	99.5%	<b>107.5%</b>	+ 8.0%	99.1%	<b>104.5%</b>	+ 5.4%
New Listings	15	30	+ 100.0%	74	101	+ 36.5%

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

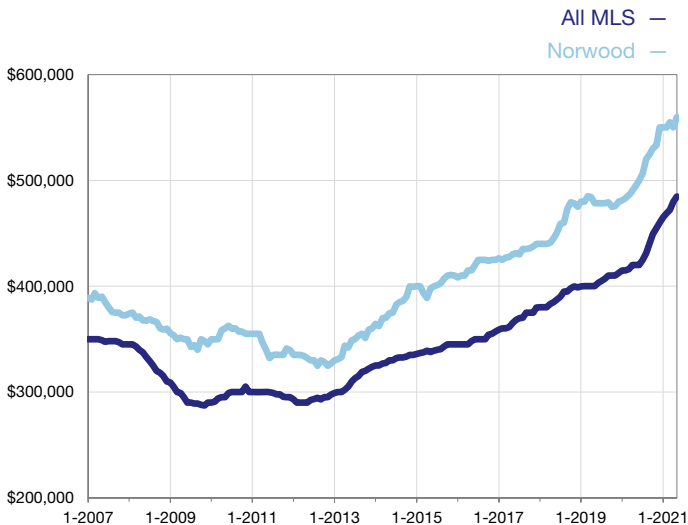
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	10	+ 233.3%	20	59	+ 195.0%
Closed Sales	2	13	+ 550.0%	21	55	+ 161.9%
Median Sales Price*	\$382,500	<b>\$299,900</b>	- 21.6%	\$355,000	<b>\$499,900</b>	+ 40.8%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.4	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	44	43	- 2.3%	51	62	+ 21.6%
Percent of Original List Price Received*	95.9%	<b>101.0%</b>	+ 5.3%	99.3%	<b>99.6%</b>	+ 0.3%
New Listings	10	10	0.0%	28	53	+ 89.3%

\* 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

