

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	15	- 34.8%	107	85	- 20.6%
Closed Sales	22	10	- 54.5%	86	72	- 16.3%
Median Sales Price*	\$708,000	\$672,000	- 5.1%	\$702,500	\$772,750	+ 10.0%
Inventory of Homes for Sale	39	19	- 51.3%	--	--	--
Months Supply of Inventory	3.0	1.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	57	13	- 77.2%	72	35	- 51.4%
Percent of Original List Price Received*	99.3%	107.9%	+ 8.7%	96.5%	103.1%	+ 6.8%
New Listings	29	20	- 31.0%	138	99	- 28.3%

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

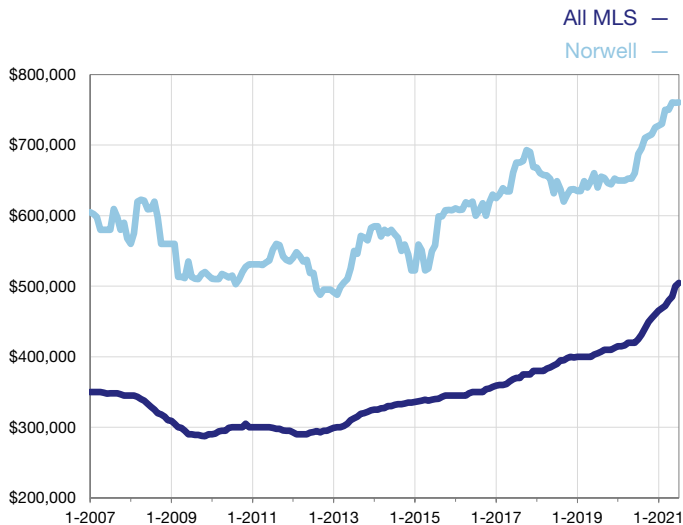
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	7	8	+ 14.3%
Closed Sales	4	1	- 75.0%	7	12	+ 71.4%
Median Sales Price*	\$650,077	\$342,900	- 47.3%	\$640,000	\$696,500	+ 8.8%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	6.5	2.4	- 63.1%	--	--	--
Cumulative Days on Market Until Sale	135	51	- 62.2%	123	126	+ 2.4%
Percent of Original List Price Received*	105.4%	100.9%	- 4.3%	102.7%	99.8%	- 2.8%
New Listings	2	0	- 100.0%	18	12	- 33.3%

* 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

