

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	15	- 11.8%	164	158	- 3.7%
Closed Sales	12	14	+ 16.7%	156	147	- 5.8%
Median Sales Price*	\$465,000	\$595,000	+ 28.0%	\$497,500	\$510,000	+ 2.5%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	56	28	- 50.0%	28	25	- 10.7%
Percent of Original List Price Received*	98.3%	99.2%	+ 0.9%	103.2%	103.1%	- 0.1%
New Listings	10	14	+ 40.0%	180	183	+ 1.7%

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

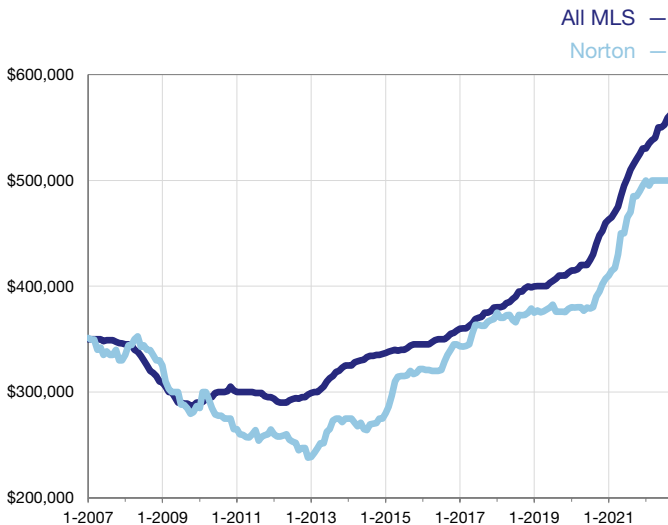
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	8	+ 300.0%	67	55	- 17.9%
Closed Sales	9	2	- 77.8%	74	51	- 31.1%
Median Sales Price*	\$476,000	\$304,950	- 35.9%	\$370,000	\$373,000	+ 0.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	12	17	+ 41.7%	30	17	- 43.3%
Percent of Original List Price Received*	103.0%	104.3%	+ 1.3%	102.4%	105.2%	+ 2.7%
New Listings	4	4	0.0%	71	56	- 21.1%

* 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

