

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	11	+ 10.0%	135	154	+ 14.1%
Closed Sales	17	9	- 47.1%	136	152	+ 11.8%
Median Sales Price*	\$839,000	\$750,000	- 10.6%	\$847,000	\$900,000	+ 6.3%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	35	29	- 17.1%
Percent of Original List Price Received*	97.9%	97.9%	0.0%	102.5%	102.1%	- 0.4%
New Listings	8	8	0.0%	168	181	+ 7.7%

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

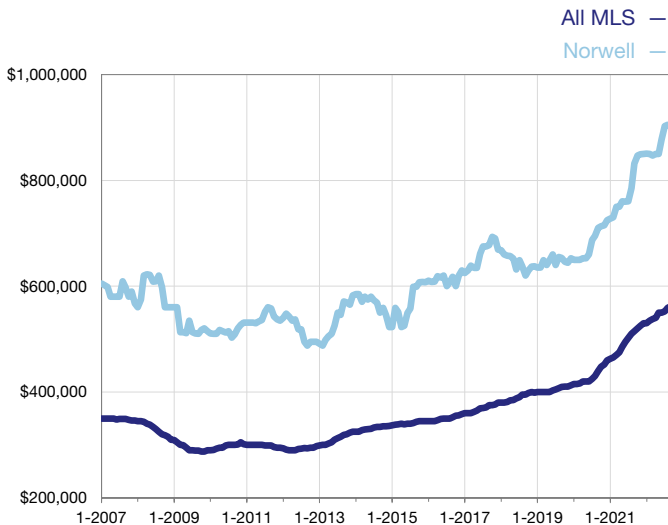
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	2	0	- 100.0%	14	3	- 78.6%
Closed Sales	2	0	- 100.0%	17	6	- 64.7%
Median Sales Price*	\$791,000	\$0	- 100.0%	\$735,000	\$869,000	+ 18.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	39	0	- 100.0%	112	66	- 41.1%
Percent of Original List Price Received*	99.3%	0.0%	- 100.0%	99.6%	99.2%	- 0.4%
New Listings	0	0	--	17	2	- 88.2%

* 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

