

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	11	- 35.3%	233	197	- 15.5%
Closed Sales	23	13	- 43.5%	227	196	- 13.7%
Median Sales Price*	\$540,000	\$585,000	+ 8.3%	\$610,000	\$658,750	+ 8.0%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	27	20	- 25.9%	21	24	+ 14.3%
Percent of Original List Price Received*	101.6%	97.7%	- 3.8%	103.7%	102.7%	- 1.0%
New Listings	13	13	0.0%	254	218	- 14.2%

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

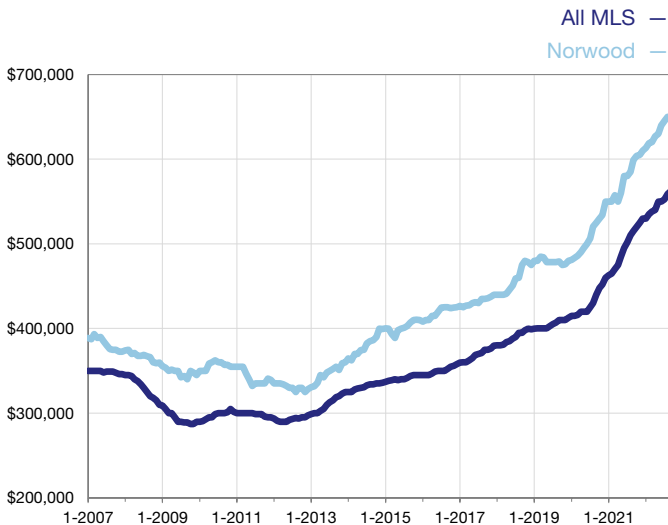
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	2	- 50.0%	102	60	- 41.2%
Closed Sales	4	7	+ 75.0%	117	66	- 43.6%
Median Sales Price*	\$485,250	\$450,000	- 7.3%	\$435,000	\$430,000	- 1.1%
Inventory of Homes for Sale	11	6	- 45.5%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	38	22	- 42.1%	45	27	- 40.0%
Percent of Original List Price Received*	98.8%	99.1%	+ 0.3%	100.0%	101.1%	+ 1.1%
New Listings	8	2	- 75.0%	106	72	- 32.1%

* 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

