

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	9	+ 80.0%	5	9	+ 80.0%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Median Sales Price*	\$1,072,000	\$877,500	- 18.1%	\$1,072,000	\$877,500	- 18.1%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	49	+ 58.1%	31	49	+ 58.1%
Percent of Original List Price Received*	96.6%	96.0%	- 0.6%	96.6%	96.0%	- 0.6%
New Listings	8	9	+ 12.5%	8	9	+ 12.5%

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

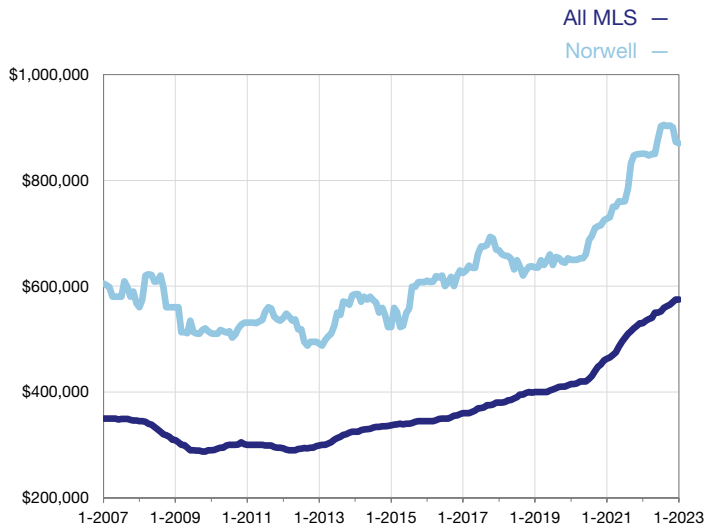
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$821,000	\$0	- 100.0%	\$821,000	\$0	- 100.0%
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	27	0	- 100.0%	27	0	- 100.0%
Percent of Original List Price Received*	99.1%	0.0%	- 100.0%	99.1%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

* 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

