

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	6	- 33.3%	24	20	- 16.7%
Closed Sales	8	5	- 37.5%	27	19	- 29.6%
Median Sales Price*	\$526,000	\$550,000	+ 4.6%	\$505,000	\$515,000	+ 2.0%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	22	54	+ 145.5%	26	42	+ 61.5%
Percent of Original List Price Received*	109.3%	98.0%	- 10.3%	105.8%	99.7%	- 5.8%
New Listings	8	10	+ 25.0%	28	21	- 25.0%

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

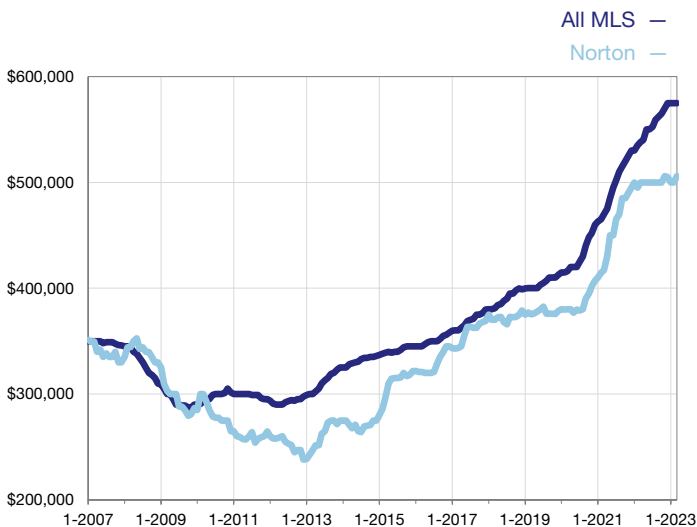
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	19	13	- 31.6%
Closed Sales	4	3	- 25.0%	10	14	+ 40.0%
Median Sales Price*	\$328,000	\$361,000	+ 10.1%	\$345,000	\$369,700	+ 7.2%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	28	50	+ 78.6%	22	26	+ 18.2%
Percent of Original List Price Received*	103.8%	95.6%	- 7.9%	101.9%	99.1%	- 2.7%
New Listings	11	4	- 63.6%	22	10	- 54.5%

* 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

