

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	13	+ 8.3%	36	33	- 8.3%
Closed Sales	11	6	- 45.5%	38	25	- 34.2%
Median Sales Price*	\$420,000	\$725,000	+ 72.6%	\$485,000	\$550,000	+ 13.4%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	33	+ 10.0%	27	40	+ 48.1%
Percent of Original List Price Received*	104.8%	97.0%	- 7.4%	105.5%	99.1%	- 6.1%
New Listings	16	11	- 31.3%	44	32	- 27.3%

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

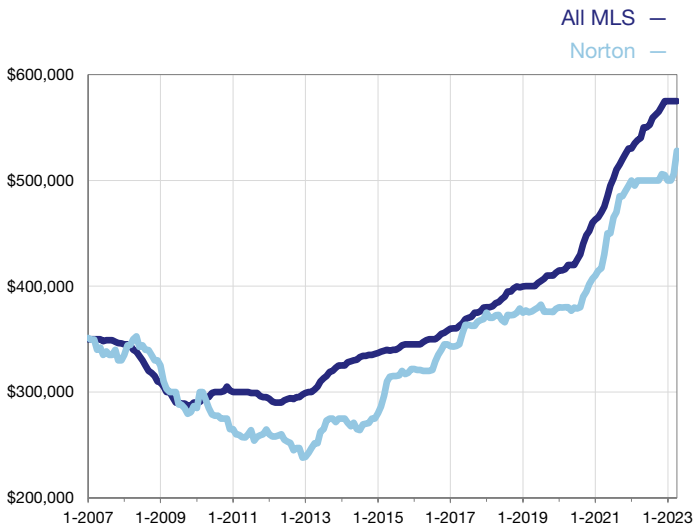
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	24	15	- 37.5%
Closed Sales	7	3	- 57.1%	17	17	0.0%
Median Sales Price*	\$435,000	\$314,300	- 27.7%	\$373,000	\$361,000	- 3.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	30	+ 130.8%	18	27	+ 50.0%
Percent of Original List Price Received*	108.0%	98.7%	- 8.6%	104.4%	99.1%	- 5.1%
New Listings	4	3	- 25.0%	26	13	- 50.0%

* 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

