

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	9	- 50.0%	59	29	- 50.8%
Closed Sales	12	5	- 58.3%	44	24	- 45.5%
Median Sales Price*	\$1,245,000	\$1,002,768	- 19.5%	\$850,000	\$869,500	+ 2.3%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	30	57	+ 90.0%	41	46	+ 12.2%
Percent of Original List Price Received*	101.8%	90.2%	- 11.4%	100.7%	96.0%	- 4.7%
New Listings	19	16	- 15.8%	66	39	- 40.9%

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

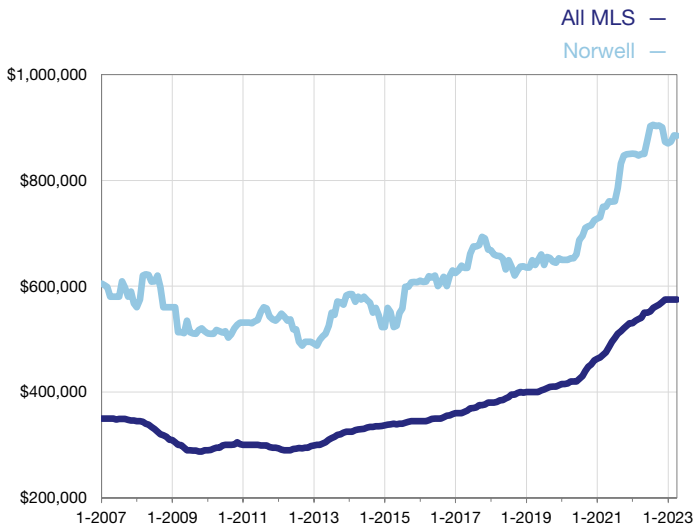
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	2	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$869,000	\$0	- 100.0%	\$869,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	154	0	- 100.0%	90	0	- 100.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	99.5%	0.0%	- 100.0%
New Listings	0	1	--	0	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

