

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwood

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	19	- 5.0%	63	51	- 19.0%
Closed Sales	16	14	- 12.5%	49	37	- 24.5%
Median Sales Price*	\$733,500	<b>\$691,500</b>	- 5.7%	\$675,000	<b>\$590,000</b>	- 12.6%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	0.9	<b>0.8</b>	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	28	14	- 50.0%	25	29	+ 16.0%
Percent of Original List Price Received*	108.7%	<b>105.9%</b>	- 2.6%	104.4%	<b>101.2%</b>	- 3.1%
New Listings	27	20	- 25.9%	78	60	- 23.1%

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

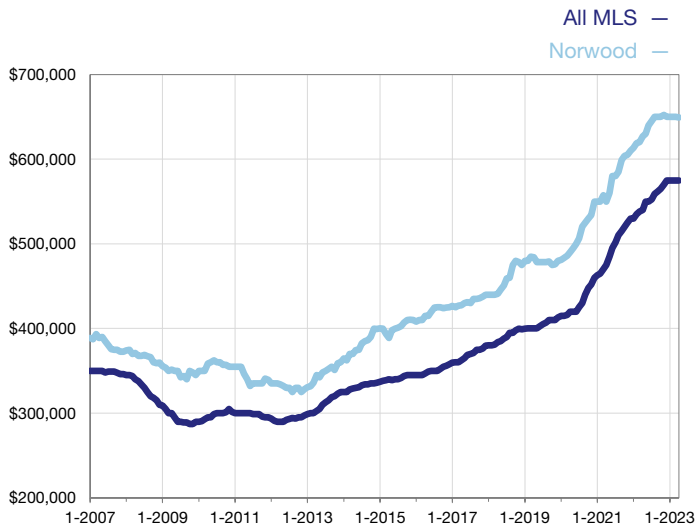
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	12	+ 140.0%	16	24	+ 50.0%
Closed Sales	6	1	- 83.3%	17	16	- 5.9%
Median Sales Price*	\$503,000	<b>\$288,000</b>	- 42.7%	\$439,900	<b>\$405,000</b>	- 7.9%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.3</b>	- 72.7%	--	--	--
Cumulative Days on Market Until Sale	7	36	+ 414.3%	24	42	+ 75.0%
Percent of Original List Price Received*	104.0%	<b>91.4%</b>	- 12.1%	102.1%	<b>98.0%</b>	- 4.0%
New Listings	8	7	- 12.5%	22	25	+ 13.6%

\* 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

