

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	18	+ 38.5%	48	48	0.0%
Closed Sales	11	11	0.0%	48	35	- 27.1%
Median Sales Price*	\$500,000	\$620,000	+ 24.0%	\$488,500	\$565,000	+ 15.7%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	20	31	+ 55.0%	26	36	+ 38.5%
Percent of Original List Price Received*	104.8%	100.7%	- 3.9%	105.2%	99.6%	- 5.3%
New Listings	22	22	0.0%	64	54	- 15.6%

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

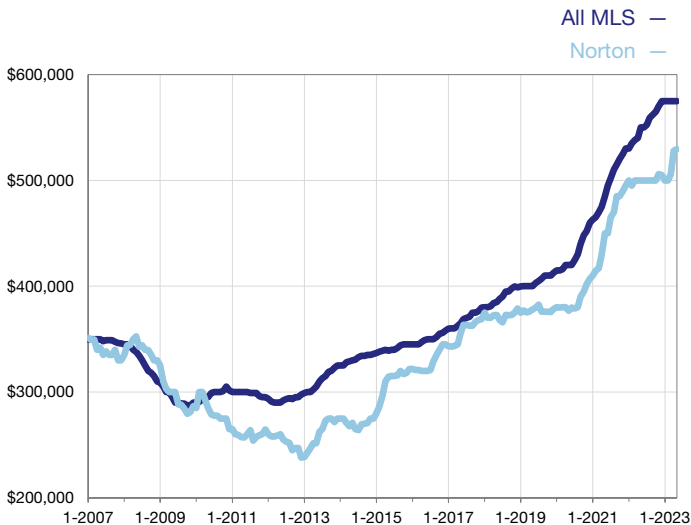
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	32	22	- 31.3%
Closed Sales	9	3	- 66.7%	26	20	- 23.1%
Median Sales Price*	\$398,000	\$460,000	+ 15.6%	\$385,500	\$369,700	- 4.1%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	11	9	- 18.2%	16	24	+ 50.0%
Percent of Original List Price Received*	111.0%	108.6%	- 2.2%	106.7%	100.5%	- 5.8%
New Listings	8	9	+ 12.5%	34	22	- 35.3%

* 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

