

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	21	- 22.2%	75	65	- 13.3%
Closed Sales	13	9	- 30.8%	61	45	- 26.2%
Median Sales Price*	\$510,000	\$540,000	+ 5.9%	\$500,000	\$565,000	+ 13.0%
Inventory of Homes for Sale	23	13	- 43.5%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	24	33	+ 37.5%
Percent of Original List Price Received*	106.0%	100.1%	- 5.6%	105.4%	99.7%	- 5.4%
New Listings	30	16	- 46.7%	94	70	- 25.5%

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

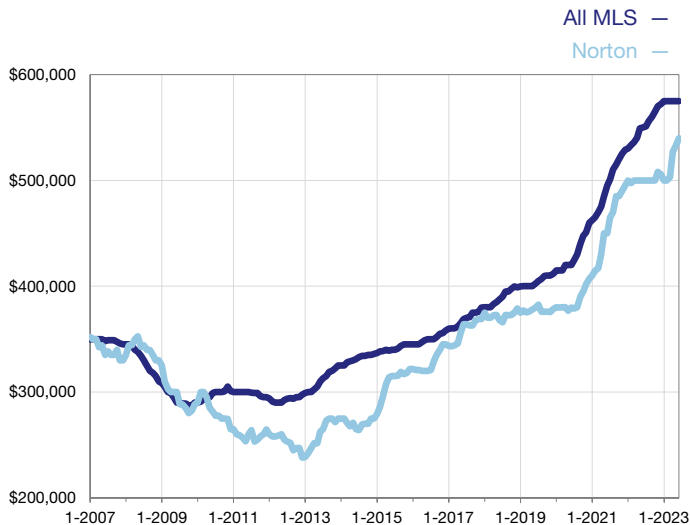
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	38	30	- 21.1%
Closed Sales	7	8	+ 14.3%	33	28	- 15.2%
Median Sales Price*	\$449,900	\$361,625	- 19.6%	\$422,000	\$365,125	- 13.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	15	14	- 6.7%	15	21	+ 40.0%
Percent of Original List Price Received*	104.8%	106.4%	+ 1.5%	106.3%	102.2%	- 3.9%
New Listings	5	5	0.0%	39	27	- 30.8%

* 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

