

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	11	- 26.7%	91	54	- 40.7%
Closed Sales	22	10	- 54.5%	82	47	- 42.7%
Median Sales Price*	\$1,350,000	\$835,500	- 38.1%	\$915,000	\$855,000	- 6.6%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	12	31	+ 158.3%	29	37	+ 27.6%
Percent of Original List Price Received*	107.8%	99.5%	- 7.7%	103.5%	97.7%	- 5.6%
New Listings	23	12	- 47.8%	105	61	- 41.9%

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

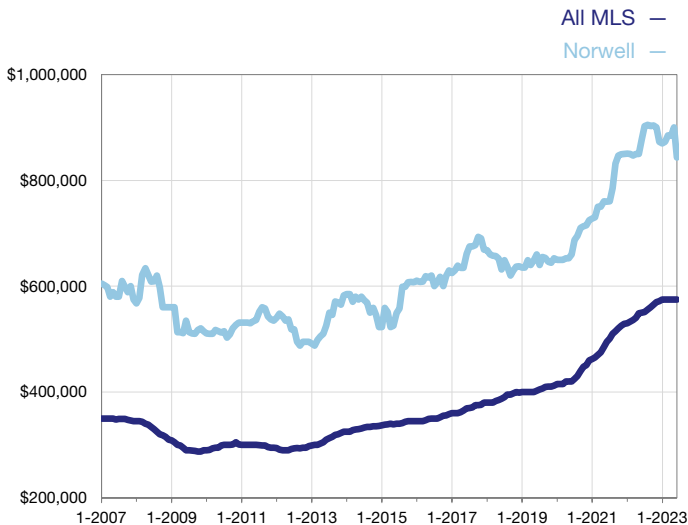
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	0	0	--	4	1	- 75.0%
Median Sales Price*	\$0	\$0	--	\$869,000	\$825,000	- 5.1%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	90	14	- 84.4%
Percent of Original List Price Received*	0.0%	0.0%	--	99.5%	101.2%	+ 1.7%
New Listings	1	3	+ 200.0%	1	5	+ 400.0%

* 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

