

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	21	+ 50.0%	104	95	- 8.7%
Closed Sales	23	29	+ 26.1%	98	77	- 21.4%
Median Sales Price*	\$665,000	\$615,000	- 7.5%	\$677,000	\$650,000	- 4.0%
Inventory of Homes for Sale	28	7	- 75.0%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	16	18	+ 12.5%	21	23	+ 9.5%
Percent of Original List Price Received*	106.2%	105.5%	- 0.7%	105.5%	103.5%	- 1.9%
New Listings	25	22	- 12.0%	128	100	- 21.9%

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

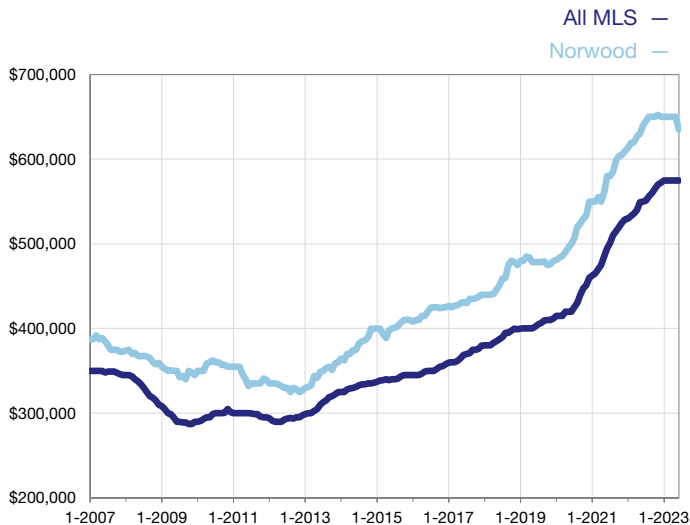
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	7	+ 16.7%	32	35	+ 9.4%
Closed Sales	8	5	- 37.5%	32	33	+ 3.1%
Median Sales Price*	\$465,000	\$580,000	+ 24.7%	\$434,950	\$431,000	- 0.9%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	22	33	+ 50.0%
Percent of Original List Price Received*	104.6%	102.8%	- 1.7%	102.7%	100.3%	- 2.3%
New Listings	15	10	- 33.3%	45	39	- 13.3%

* 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

