

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	16	+ 14.3%	89	78	- 12.4%
Closed Sales	20	12	- 40.0%	81	59	- 27.2%
Median Sales Price*	\$537,500	\$642,500	+ 19.5%	\$500,000	\$570,000	+ 14.0%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	21	26	+ 23.8%	24	31	+ 29.2%
Percent of Original List Price Received*	103.1%	97.8%	- 5.1%	104.8%	99.7%	- 4.9%
New Listings	17	15	- 11.8%	111	85	- 23.4%

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

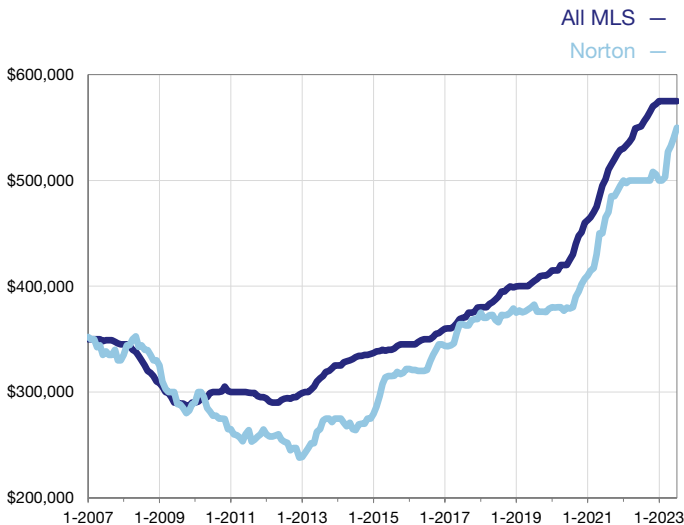
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	41	32	- 22.0%
Closed Sales	4	5	+ 25.0%	37	33	- 10.8%
Median Sales Price*	\$346,500	\$410,000	+ 18.3%	\$398,000	\$382,000	- 4.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	13	15	+ 15.4%	15	20	+ 33.3%
Percent of Original List Price Received*	109.2%	104.8%	- 4.0%	106.6%	102.6%	- 3.8%
New Listings	4	4	0.0%	43	31	- 27.9%

* 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

