

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	8	- 61.9%	125	101	- 19.2%
Closed Sales	22	20	- 9.1%	120	97	- 19.2%
Median Sales Price*	\$635,000	\$625,000	- 1.6%	\$671,000	\$635,000	- 5.4%
Inventory of Homes for Sale	26	14	- 46.2%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	23	16	- 30.4%	21	21	0.0%
Percent of Original List Price Received*	104.5%	104.5%	0.0%	105.4%	103.7%	- 1.6%
New Listings	22	14	- 36.4%	150	114	- 24.0%

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

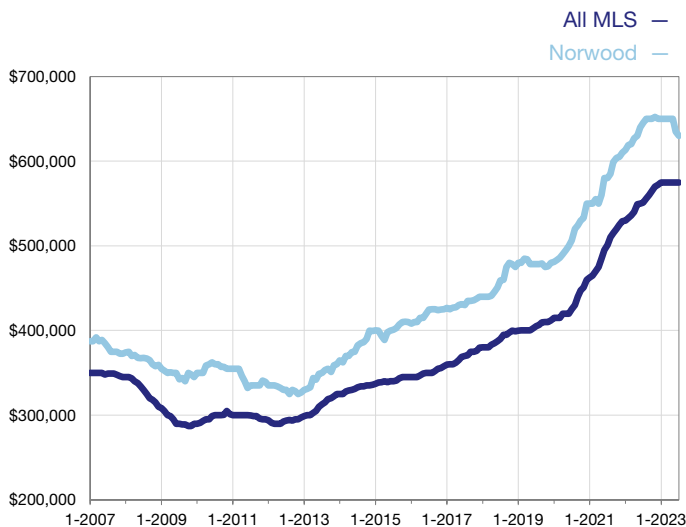
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	11	+ 83.3%	38	42	+ 10.5%
Closed Sales	5	3	- 40.0%	37	37	0.0%
Median Sales Price*	\$283,900	\$275,000	- 3.1%	\$425,000	\$425,000	0.0%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	22	23	+ 4.5%	22	32	+ 45.5%
Percent of Original List Price Received*	98.4%	100.4%	+ 2.0%	102.1%	100.3%	- 1.8%
New Listings	2	7	+ 250.0%	47	46	- 2.1%

* 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

