

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	12	- 40.0%	109	88	- 19.3%
Closed Sales	21	17	- 19.0%	102	76	- 25.5%
Median Sales Price*	\$530,000	\$675,000	+ 27.4%	\$502,500	\$625,000	+ 24.4%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	24	29	+ 20.8%
Percent of Original List Price Received*	101.1%	101.7%	+ 0.6%	104.0%	100.1%	- 3.8%
New Listings	23	12	- 47.8%	134	96	- 28.4%

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

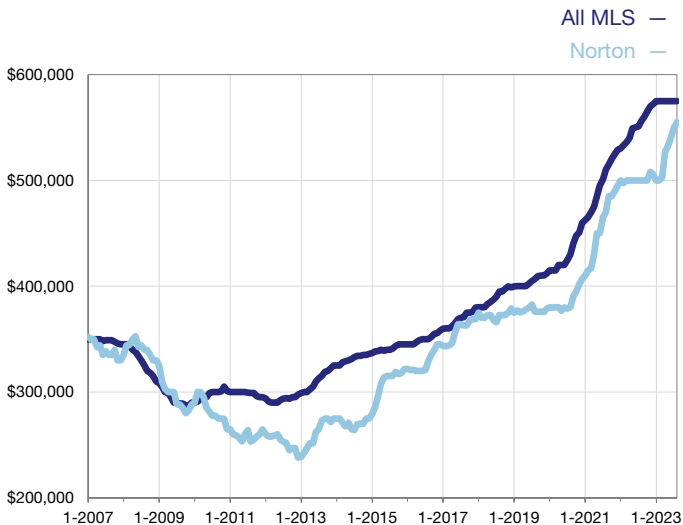
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	43	37	- 14.0%
Closed Sales	7	3	- 57.1%	44	36	- 18.2%
Median Sales Price*	\$358,000	\$615,000	+ 71.8%	\$385,500	\$391,000	+ 1.4%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.7	+ 250.0%	--	--	--
Cumulative Days on Market Until Sale	24	20	- 16.7%	17	20	+ 17.6%
Percent of Original List Price Received*	100.9%	103.7%	+ 2.8%	105.7%	102.7%	- 2.8%
New Listings	0	6	--	43	37	- 14.0%

* 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

