

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwood

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	21	0.0%	146	123	- 15.8%
Closed Sales	17	17	0.0%	137	115	- 16.1%
Median Sales Price*	\$635,000	\$680,000	+ 7.1%	\$665,000	\$635,000	- 4.5%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	1.2	0.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	22	19	- 13.6%	21	21	0.0%
Percent of Original List Price Received*	99.7%	100.8%	+ 1.1%	104.7%	103.3%	- 1.3%
New Listings	18	19	+ 5.6%	168	133	- 20.8%

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

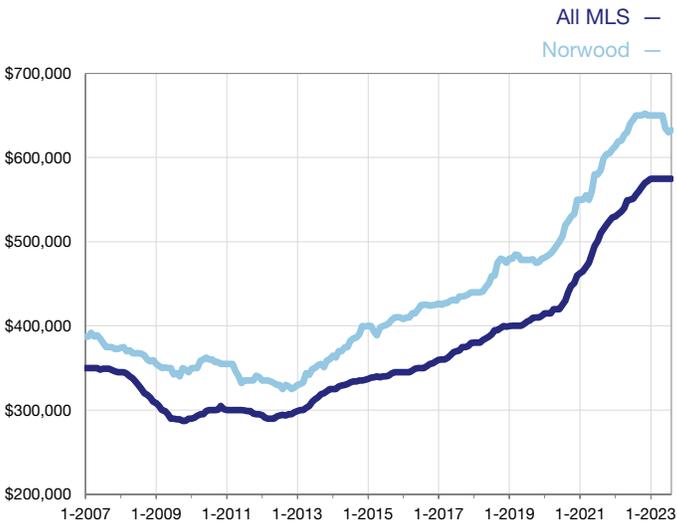
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	42	44	+ 4.8%
Closed Sales	10	7	- 30.0%	47	44	- 6.4%
Median Sales Price*	\$567,450	\$435,000	- 23.3%	\$430,000	\$428,000	- 0.5%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	41	31	- 24.4%	26	32	+ 23.1%
Percent of Original List Price Received*	98.0%	98.2%	+ 0.2%	101.2%	100.0%	- 1.2%
New Listings	9	4	- 55.6%	56	50	- 10.7%

\* 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

