

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	9	- 40.0%	139	106	- 23.7%
Closed Sales	16	14	- 12.5%	132	99	- 25.0%
Median Sales Price*	\$532,000	\$520,000	- 2.3%	\$508,000	\$570,000	+ 12.2%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	37	28	- 24.3%	25	27	+ 8.0%
Percent of Original List Price Received*	97.5%	100.1%	+ 2.7%	103.4%	100.5%	- 2.8%
New Listings	13	15	+ 15.4%	161	123	- 23.6%

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

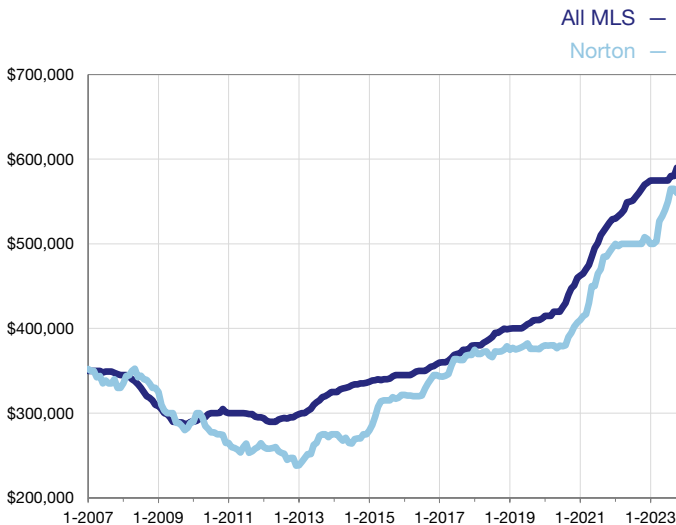
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	47	47	0.0%
Closed Sales	3	7	+ 133.3%	49	47	- 4.1%
Median Sales Price*	\$365,000	\$530,000	+ 45.2%	\$373,000	\$400,000	+ 7.2%
Inventory of Homes for Sale	6	0	- 100.0%	--	--	--
Months Supply of Inventory	1.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	26	- 21.2%	17	21	+ 23.5%
Percent of Original List Price Received*	99.3%	98.6%	- 0.7%	105.2%	102.0%	- 3.0%
New Listings	7	0	- 100.0%	52	44	- 15.4%

* 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

