

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	19	+ 5.6%	186	149	- 19.9%
Closed Sales	17	9	- 47.1%	183	136	- 25.7%
Median Sales Price*	\$667,000	\$702,000	+ 5.2%	\$665,000	\$662,000	- 0.5%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	26	20	- 23.1%	24	22	- 8.3%
Percent of Original List Price Received*	100.9%	106.0%	+ 5.1%	103.1%	103.5%	+ 0.4%
New Listings	11	11	0.0%	200	166	- 17.0%

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

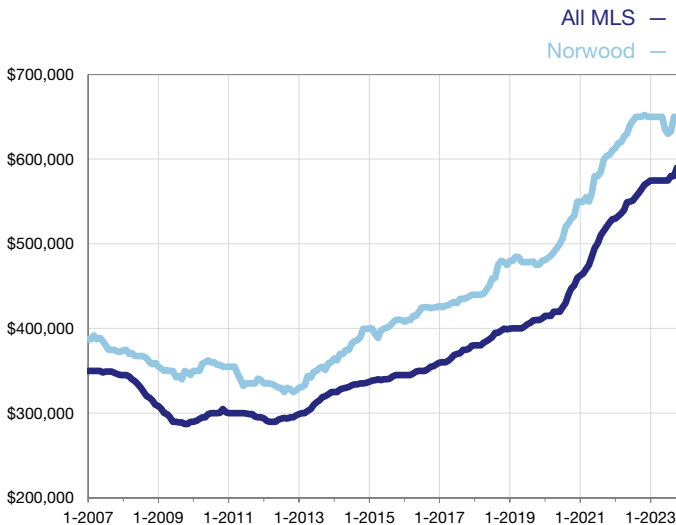
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	58	50	- 13.8%
Closed Sales	8	1	- 87.5%	59	53	- 10.2%
Median Sales Price*	\$472,500	\$422,000	- 10.7%	\$430,000	\$425,000	- 1.2%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	20	14	- 30.0%	27	30	+ 11.1%
Percent of Original List Price Received*	101.3%	105.5%	+ 4.1%	101.3%	100.7%	- 0.6%
New Listings	6	1	- 83.3%	69	54	- 21.7%

* 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

