

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	150	97	- 35.3%
Closed Sales	9	12	+ 33.3%	152	100	- 34.2%
Median Sales Price*	\$750,000	\$1,115,000	+ 48.7%	\$900,000	\$899,500	- 0.1%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	30	39	+ 30.0%	29	41	+ 41.4%
Percent of Original List Price Received*	97.9%	97.7%	- 0.2%	102.1%	100.5%	- 1.6%
New Listings	8	9	+ 12.5%	175	117	- 33.1%

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

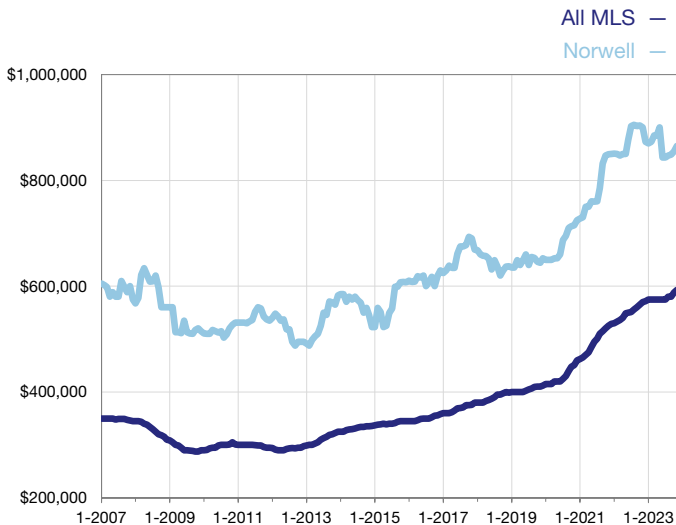
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	12	+ 300.0%
Closed Sales	0	4	--	6	11	+ 83.3%
Median Sales Price*	\$0	\$640,500	--	\$869,000	\$825,000	- 5.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	31	--	66	24	- 63.6%
Percent of Original List Price Received*	0.0%	97.2%	--	99.2%	99.0%	- 0.2%
New Listings	0	0	--	2	12	+ 500.0%

* 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

