

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	157	116	- 26.1%
Closed Sales	16	6	- 62.5%	162	115	- 29.0%
Median Sales Price*	\$479,775	\$457,500	- 4.6%	\$505,500	\$560,000	+ 10.8%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	25	17	- 32.0%	25	27	+ 8.0%
Percent of Original List Price Received*	99.0%	100.6%	+ 1.6%	102.6%	100.6%	- 1.9%
New Listings	3	3	0.0%	177	136	- 23.2%

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

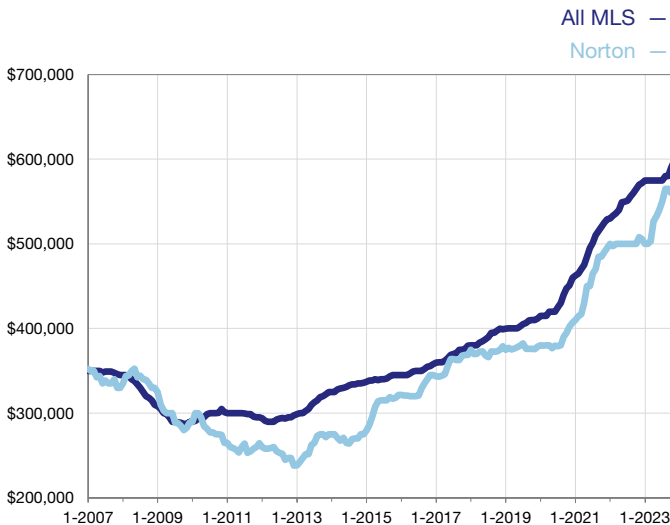
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	57	51	- 10.5%
Closed Sales	3	2	- 33.3%	54	55	+ 1.9%
Median Sales Price*	\$412,500	\$358,500	- 13.1%	\$376,500	\$374,400	- 0.6%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	15	36	+ 140.0%	17	21	+ 23.5%
Percent of Original List Price Received*	101.7%	97.3%	- 4.3%	105.0%	101.3%	- 3.5%
New Listings	4	2	- 50.0%	60	50	- 16.7%

* 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

