

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwell

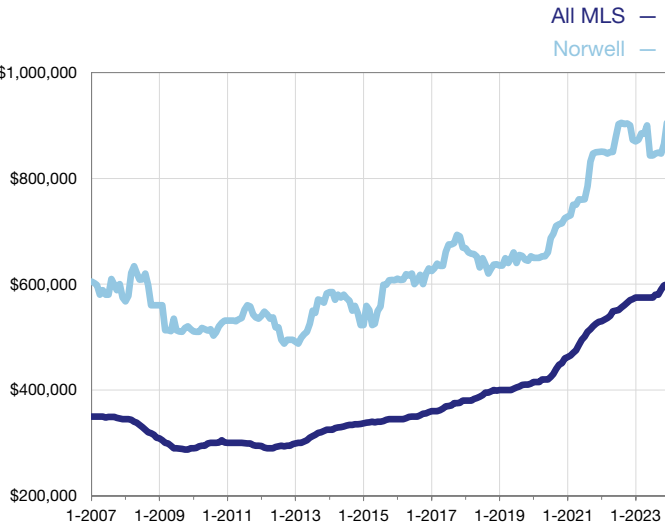
Single-Family Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	9	5	- 44.4%	159	101	- 36.5%
Closed Sales	12	9	- 25.0%	164	109	- 33.5%
Median Sales Price*	\$730,000	\$950,000	+ 30.1%	\$873,000	\$905,000	+ 3.7%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	34	17	- 50.0%	29	39	+ 34.5%
Percent of Original List Price Received*	91.4%	100.4%	+ 9.8%	101.3%	100.5%	- 0.8%
New Listings	5	2	- 60.0%	180	119	- 33.9%

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

Condominium Properties	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Key Metrics						
Pending Sales	0	1	--	3	13	+ 333.3%
Closed Sales	0	1	--	6	12	+ 100.0%
Median Sales Price*	\$0	\$370,000	--	\$869,000	\$822,500	- 5.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	30	--	66	25	- 62.1%
Percent of Original List Price Received*	0.0%	92.5%	--	99.2%	98.4%	- 0.8%
New Listings	0	1	--	2	13	+ 550.0%

\* 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

