

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwood

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	11	+ 57.1%	203	170	- 16.3%
Closed Sales	14	14	0.0%	210	167	- 20.5%
Median Sales Price*	\$615,000	<b>\$596,000</b>	- 3.1%	\$650,000	<b>\$650,000</b>	0.0%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.6</b>	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	33	<b>28</b>	- 15.2%	24	<b>23</b>	- 4.2%
Percent of Original List Price Received*	97.5%	<b>98.1%</b>	+ 0.6%	102.4%	<b>102.7%</b>	+ 0.3%
New Listings	4	<b>2</b>	- 50.0%	217	<b>186</b>	- 14.3%

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

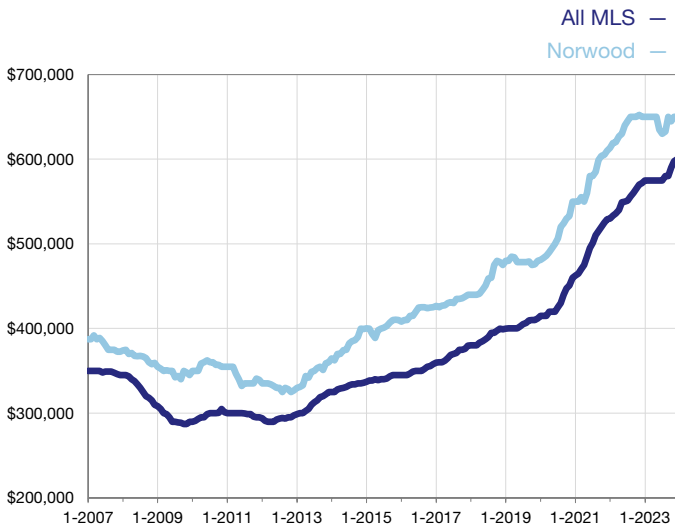
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	65	54	- 16.9%
Closed Sales	2	2	0.0%	68	58	- 14.7%
Median Sales Price*	\$435,000	<b>\$607,500</b>	+ 39.7%	\$430,000	<b>\$423,500</b>	- 1.5%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	<b>1.0</b>	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	17	<b>46</b>	+ 170.6%	26	<b>30</b>	+ 15.4%
Percent of Original List Price Received*	102.5%	<b>94.2%</b>	- 8.1%	101.2%	<b>100.5%</b>	- 0.7%
New Listings	3	3	0.0%	74	60	- 18.9%

\* 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

