

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

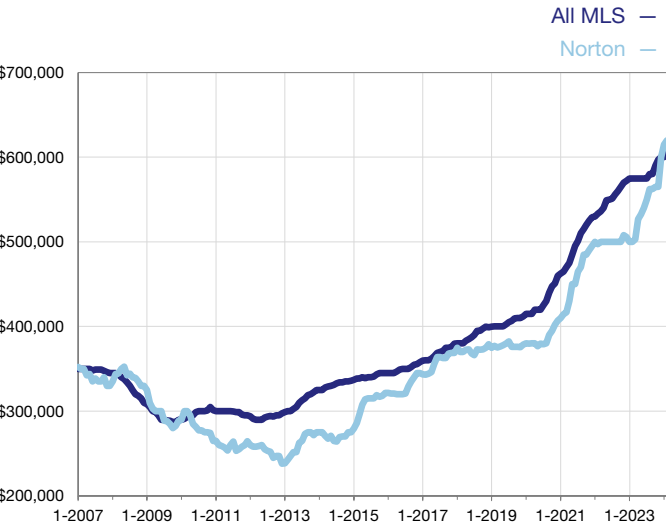
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	11	+ 175.0%	13	19	+ 46.2%
Closed Sales	3	10	+ 233.3%	13	14	+ 7.7%
Median Sales Price*	\$500,000	\$562,500	+ 12.5%	\$485,000	\$598,000	+ 23.3%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	46	38	- 17.4%	35	37	+ 5.7%
Percent of Original List Price Received*	99.4%	101.3%	+ 1.9%	100.6%	101.0%	+ 0.4%
New Listings	5	7	+ 40.0%	11	18	+ 63.6%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	7	8	+ 14.3%
Closed Sales	3	3	0.0%	11	5	- 54.5%
Median Sales Price*	\$420,000	\$530,000	+ 26.2%	\$374,400	\$400,000	+ 6.8%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	21	9	- 57.1%	20	13	- 35.0%
Percent of Original List Price Received*	99.5%	105.8%	+ 6.3%	100.1%	104.8%	+ 4.7%
New Listings	1	4	+ 300.0%	6	8	+ 33.3%

* 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

