

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

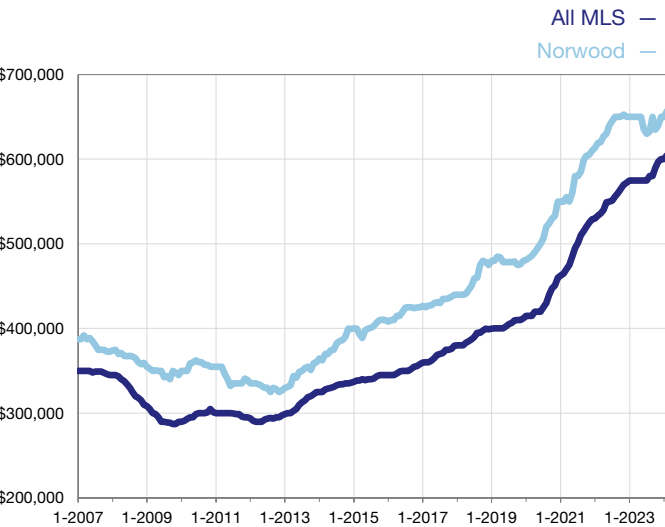
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	9	- 18.2%	19	21	+ 10.5%
Closed Sales	9	8	- 11.1%	15	19	+ 26.7%
Median Sales Price*	\$570,500	\$735,500	+ 28.9%	\$570,500	\$620,000	+ 8.7%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.4	0.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	74	+ 54.2%	46	55	+ 19.6%
Percent of Original List Price Received*	98.7%	99.1%	+ 0.4%	97.4%	98.6%	+ 1.2%
New Listings	10	11	+ 10.0%	21	20	- 4.8%

* 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	8	7	- 12.5%	8	12	+ 50.0%
Closed Sales	2	5	+ 150.0%	7	7	0.0%
Median Sales Price*	\$507,500	\$645,000	+ 27.1%	\$410,000	\$455,000	+ 11.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.3	0.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	40	62	+ 55.0%	43	51	+ 18.6%
Percent of Original List Price Received*	95.4%	99.7%	+ 4.5%	96.8%	99.8%	+ 3.1%
New Listings	3	5	+ 66.7%	8	10	+ 25.0%

* 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

