

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	12	- 7.7%	32	32	0.0%
Closed Sales	8	10	+ 25.0%	23	29	+ 26.1%
Median Sales Price*	\$614,500	\$579,500	- 5.7%	\$570,500	\$615,000	+ 7.8%
Inventory of Homes for Sale	12	1	- 91.7%	--	--	--
Months Supply of Inventory	0.8	0.1	- 87.5%	--	--	--
Cumulative Days on Market Until Sale	22	15	- 31.8%	38	41	+ 7.9%
Percent of Original List Price Received*	101.4%	100.9%	- 0.5%	98.8%	99.4%	+ 0.6%
New Listings	19	6	- 68.4%	40	26	- 35.0%

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

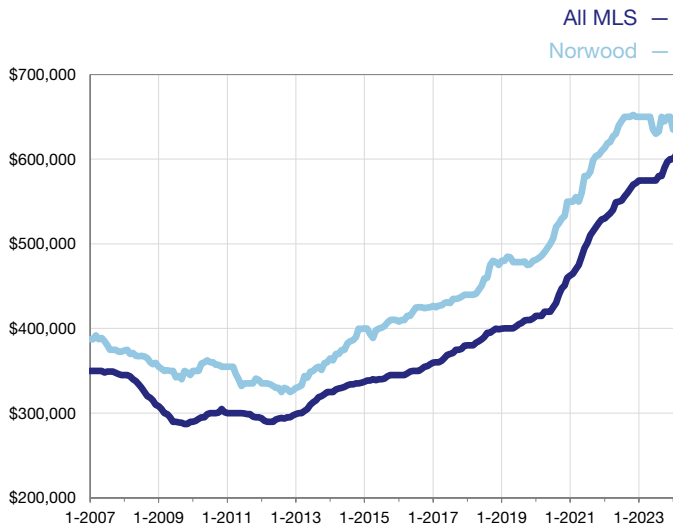
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	2	- 50.0%	12	14	+ 16.7%
Closed Sales	8	6	- 25.0%	15	13	- 13.3%
Median Sales Price*	\$464,728	\$374,500	- 19.4%	\$410,000	\$449,900	+ 9.7%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--
Cumulative Days on Market Until Sale	41	22	- 46.3%	42	38	- 9.5%
Percent of Original List Price Received*	99.8%	102.0%	+ 2.2%	98.4%	100.8%	+ 2.4%
New Listings	10	3	- 70.0%	18	13	- 27.8%

* 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

