

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	16	12	- 25.0%	48	42	- 12.5%
Closed Sales	14	10	- 28.6%	37	39	+ 5.4%
Median Sales Price*	\$691,500	\$622,500	- 10.0%	\$600,000	\$615,000	+ 2.5%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	1.0	0.1	- 90.0%	--	--	--
Cumulative Days on Market Until Sale	14	34	+ 142.9%	29	39	+ 34.5%
Percent of Original List Price Received*	105.9%	97.3%	- 8.1%	101.5%	98.9%	- 2.6%
New Listings	20	11	- 45.0%	60	37	- 38.3%

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

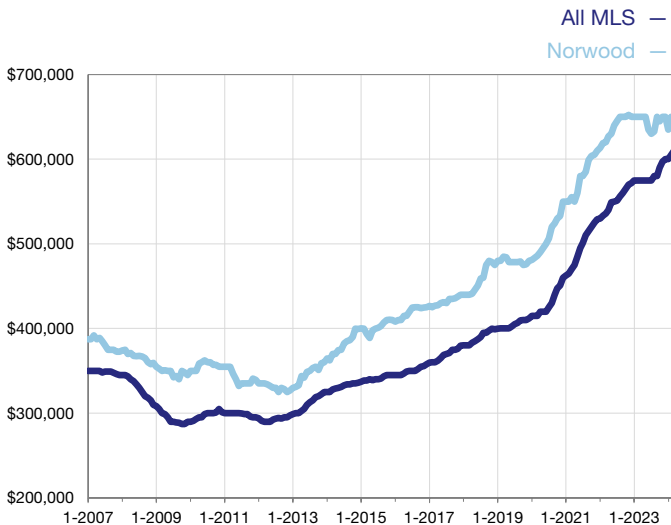
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	3	- 70.0%	22	17	- 22.7%
Closed Sales	1	2	+ 100.0%	16	15	- 6.3%
Median Sales Price*	\$288,000	\$525,000	+ 82.3%	\$405,000	\$455,000	+ 12.3%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	36	10	- 72.2%	42	34	- 19.0%
Percent of Original List Price Received*	91.4%	101.1%	+ 10.6%	98.0%	100.8%	+ 2.9%
New Listings	7	4	- 42.9%	25	17	- 32.0%

* 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

