

Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	16	+ 77.8%	102	81	- 20.6%
Closed Sales	21	13	- 38.1%	98	72	- 26.5%
Median Sales Price*	\$625,000	\$910,000	+ 45.6%	\$632,500	\$681,000	+ 7.7%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	16	19	+ 18.8%	21	28	+ 33.3%
Percent of Original List Price Received*	104.5%	104.6%	+ 0.1%	103.7%	101.7%	- 1.9%
New Listings	14	12	- 14.3%	114	85	- 25.4%

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

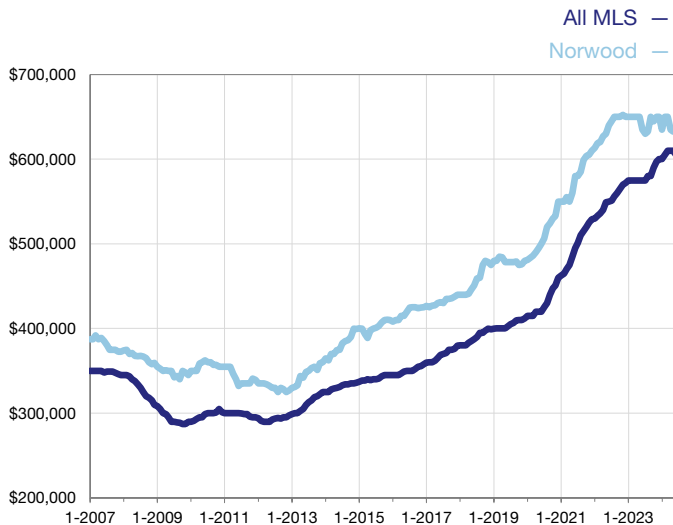
Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	4	- 60.0%	41	35	- 14.6%
Closed Sales	4	8	+ 100.0%	38	34	- 10.5%
Median Sales Price*	\$341,500	\$543,000	+ 59.0%	\$417,500	\$499,500	+ 19.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	18	21	+ 16.7%	32	29	- 9.4%
Percent of Original List Price Received*	102.1%	102.9%	+ 0.8%	100.5%	102.3%	+ 1.8%
New Listings	7	3	- 57.1%	46	37	- 19.6%

* 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

