

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norton

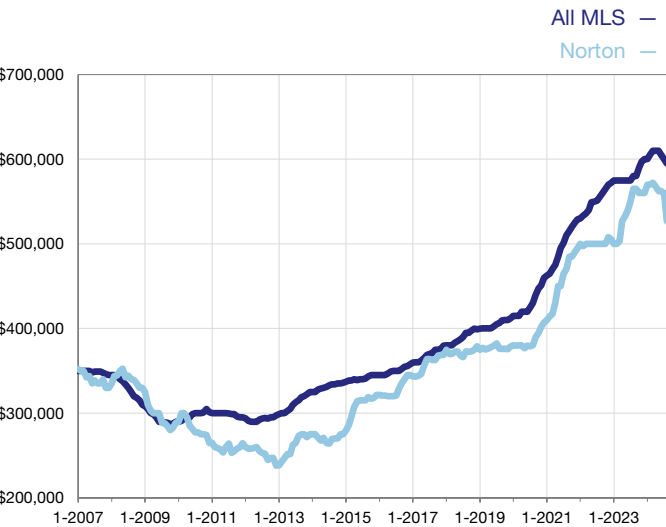
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	16	+ 60.0%	84	96	+ 14.3%
Closed Sales	17	7	- 58.8%	77	83	+ 7.8%
Median Sales Price*	\$675,000	\$630,000	- 6.7%	\$620,000	\$630,000	+ 1.6%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	22	27	+ 22.7%	29	30	+ 3.4%
Percent of Original List Price Received*	101.7%	101.5%	- 0.2%	100.2%	101.6%	+ 1.4%
New Listings	12	11	- 8.3%	95	111	+ 16.8%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	35	37	+ 5.7%
Closed Sales	3	2	- 33.3%	36	33	- 8.3%
Median Sales Price*	\$615,000	\$488,750	- 20.5%	\$391,000	\$420,000	+ 7.4%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	20	22	+ 10.0%
Percent of Original List Price Received*	103.7%	94.4%	- 9.0%	102.7%	102.0%	- 0.7%
New Listings	6	3	- 50.0%	37	38	+ 2.7%

\* 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

