

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

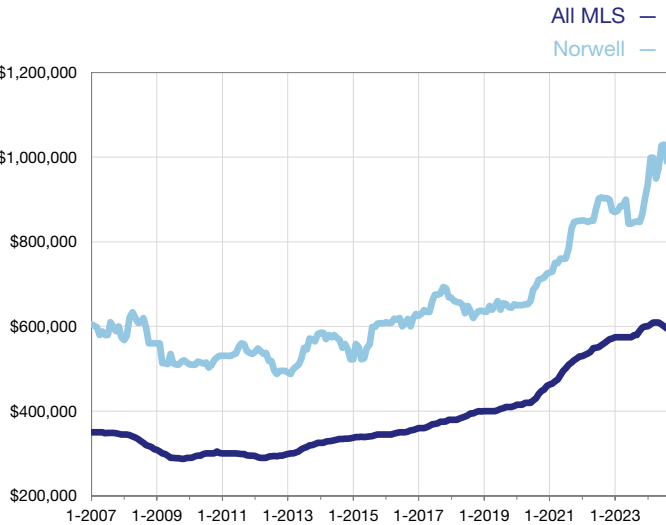
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	11	+ 57.1%	69	67	- 2.9%
Closed Sales	15	9	- 40.0%	73	56	- 23.3%
Median Sales Price*	\$1,100,000	\$1,000,000	- 9.1%	\$890,000	\$1,117,275	+ 25.5%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	26	25	- 3.8%	33	35	+ 6.1%
Percent of Original List Price Received*	103.0%	101.1%	- 1.8%	100.6%	100.8%	+ 0.2%
New Listings	5	8	+ 60.0%	79	81	+ 2.5%

* 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	1	1	0.0%	7	6	- 14.3%
Closed Sales	1	0	- 100.0%	4	4	0.0%
Median Sales Price*	\$842,500	\$0	- 100.0%	\$833,750	\$622,500	- 25.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	18	18	0.0%
Percent of Original List Price Received*	104.0%	0.0%	- 100.0%	102.0%	97.0%	- 4.9%
New Listings	1	0	- 100.0%	9	8	- 11.1%

* 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

