

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

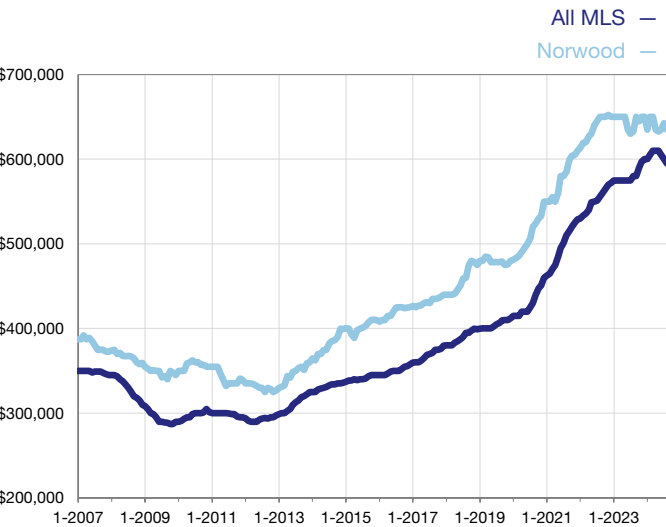
| Single-Family Properties | August | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 17 | 7 | - 58.8% | 119 | 86 | - 27.7% |
| Closed Sales | 17 | 15 | - 11.8% | 115 | 87 | - 24.3% |
| Median Sales Price* | \$680,000 | \$735,000 | + 8.1% | \$635,000 | \$690,000 | + 8.7% |
| Inventory of Homes for Sale | 16 | 11 | - 31.3% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 1.0 | - 9.1% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 19 | 23 | + 21.1% | 21 | 27 | + 28.6% |
| Percent of Original List Price Received* | 100.8% | 103.5% | + 2.7% | 103.3% | 102.0% | - 1.3% |
| New Listings | 19 | 8 | - 57.9% | 133 | 93 | - 30.1% |

* 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 | 3 | 4 | + 33.3% | 44 | 39 | - 11.4% |
| Closed Sales | 8 | 3 | - 62.5% | 46 | 37 | - 19.6% |
| Median Sales Price* | \$392,500 | \$605,000 | + 54.1% | \$417,500 | \$500,000 | + 19.8% |
| Inventory of Homes for Sale | 5 | 2 | - 60.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 0.5 | - 37.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 29 | 11 | - 62.1% | 31 | 28 | - 9.7% |
| Percent of Original List Price Received* | 100.6% | 99.2% | - 1.4% | 100.5% | 102.1% | + 1.6% |
| New Listings | 4 | 2 | - 50.0% | 50 | 39 | - 22.0% |

* 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

