

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

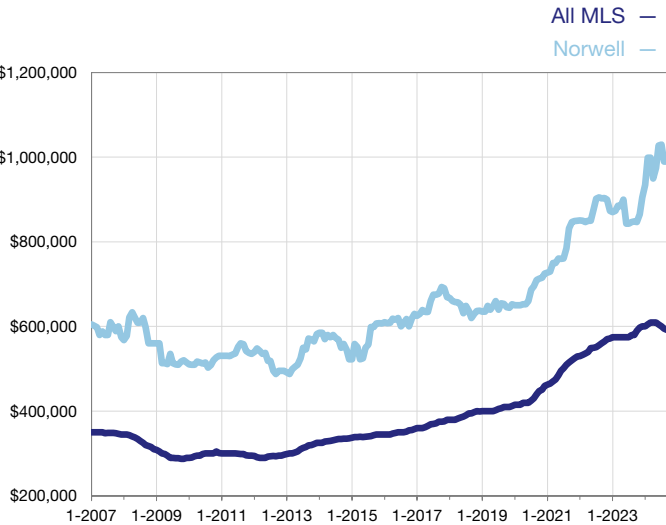
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	77	76	- 1.3%
Closed Sales	8	11	+ 37.5%	81	67	- 17.3%
Median Sales Price*	\$1,199,000	\$1,210,000	+ 0.9%	\$899,000	\$1,134,000	+ 26.1%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	31	51	+ 64.5%	33	37	+ 12.1%
Percent of Original List Price Received*	103.4%	98.1%	- 5.1%	100.9%	100.4%	- 0.5%
New Listings	16	14	- 12.5%	95	96	+ 1.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	10	7	- 30.0%
Closed Sales	3	2	- 33.3%	7	6	- 14.3%
Median Sales Price*	\$795,000	\$913,010	+ 14.8%	\$825,000	\$863,010	+ 4.6%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	24	19	- 20.8%	20	18	- 10.0%
Percent of Original List Price Received*	97.4%	102.6%	+ 5.3%	100.0%	98.9%	- 1.1%
New Listings	1	1	0.0%	10	8	- 20.0%

* 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

