

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norfolk

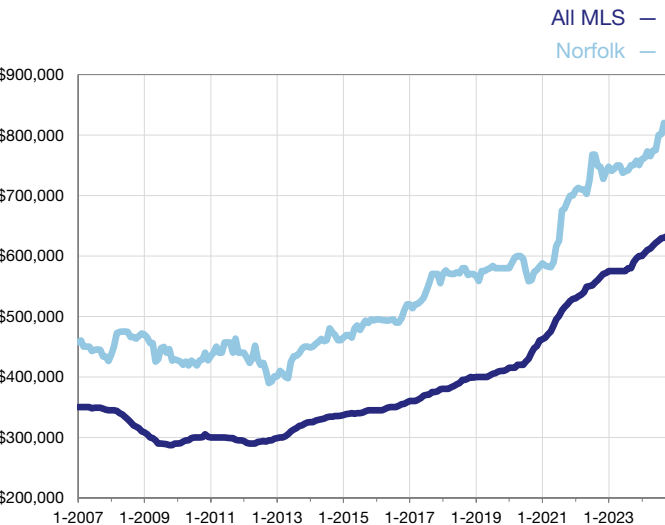
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	78	112	+ 43.6%
Closed Sales	6	13	+ 116.7%	80	103	+ 28.8%
Median Sales Price*	\$726,343	\$700,000	- 3.6%	\$768,843	\$824,100	+ 7.2%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	3.4	2.5	- 26.5%	--	--	--
Cumulative Days on Market Until Sale	25	60	+ 140.0%	33	36	+ 9.1%
Percent of Original List Price Received*	100.9%	98.6%	- 2.3%	101.5%	100.2%	- 1.3%
New Listings	11	14	+ 27.3%	94	142	+ 51.1%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	2	0.0%	36	8	- 77.8%
Closed Sales	3	0	- 100.0%	34	4	- 88.2%
Median Sales Price*	\$615,000	\$0	- 100.0%	\$630,000	\$747,500	+ 18.7%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.9	+ 533.3%	--	--	--
Cumulative Days on Market Until Sale	37	0	- 100.0%	56	16	- 71.4%
Percent of Original List Price Received*	100.3%	0.0%	- 100.0%	100.7%	103.7%	+ 3.0%
New Listings	0	3	--	33	12	- 63.6%

* 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

