

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

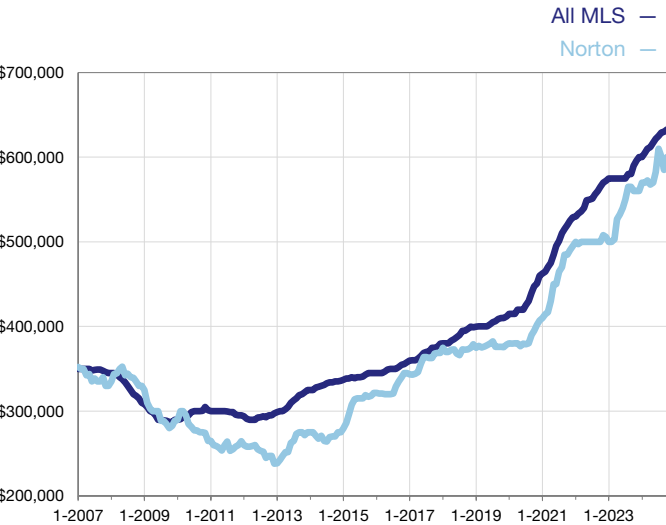
| Single-Family Properties | October | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 8 | 13 | + 62.5% | 104 | 116 | + 11.5% |
| Closed Sales | 14 | 10 | - 28.6% | 99 | 105 | + 6.1% |
| Median Sales Price* | \$520,000 | \$487,500 | - 6.3% | \$570,000 | \$615,000 | + 7.9% |
| Inventory of Homes for Sale | 15 | 17 | + 13.3% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.6 | + 6.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 28 | 26 | - 7.1% | 27 | 28 | + 3.7% |
| Percent of Original List Price Received* | 100.1% | 100.3% | + 0.2% | 100.5% | 101.5% | + 1.0% |
| New Listings | 15 | 15 | 0.0% | 124 | 142 | + 14.5% |

* 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 | 4 | 8 | + 100.0% | 47 | 47 | 0.0% |
| Closed Sales | 7 | 2 | - 71.4% | 47 | 39 | - 17.0% |
| Median Sales Price* | \$530,000 | \$363,750 | - 31.4% | \$400,000 | \$420,000 | + 5.0% |
| Inventory of Homes for Sale | 0 | 3 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.7 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 26 | 13 | - 50.0% | 21 | 21 | 0.0% |
| Percent of Original List Price Received* | 98.6% | 101.8% | + 3.2% | 102.0% | 102.3% | + 0.3% |
| New Listings | 0 | 5 | -- | 44 | 50 | + 13.6% |

* 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

