

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	13	11	- 15.4%	90	86	- 4.4%
Closed Sales	7	12	+ 71.4%	88	79	- 10.2%
Median Sales Price*	\$745,000	\$1,060,000	+ 42.3%	\$894,500	\$1,125,000	+ 25.8%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	141	31	- 78.0%	42	37	- 11.9%
Percent of Original List Price Received*	100.5%	98.2%	- 2.3%	100.8%	100.0%	- 0.8%
New Listings	13	10	- 23.1%	108	105	- 2.8%

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

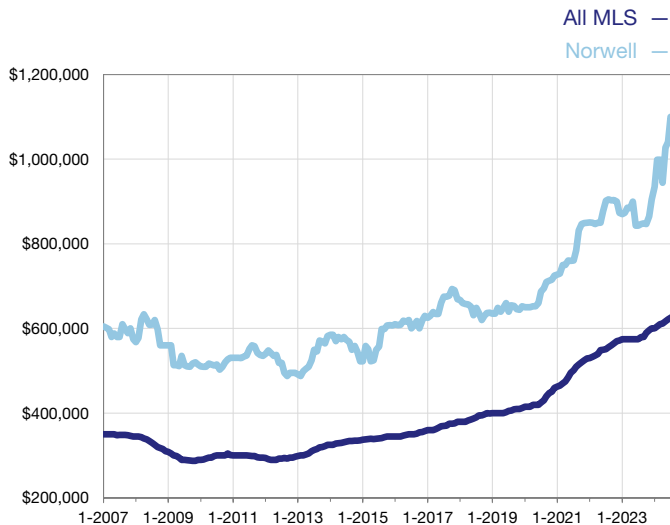
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	11	7	- 36.4%
Closed Sales	0	0	--	7	6	- 14.3%
Median Sales Price*	\$0	\$0	--	\$825,000	\$863,010	+ 4.6%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.6	+ 220.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	18	- 10.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	98.9%	- 1.1%
New Listings	2	1	- 50.0%	12	10	- 16.7%

* 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

