

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwood

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	19	+ 11.8%	146	115	- 21.2%
Closed Sales	10	15	+ 50.0%	137	113	- 17.5%
Median Sales Price*	\$701,750	\$635,000	- 9.5%	\$659,000	\$692,000	+ 5.0%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 20.0%	22	25	+ 13.6%
Percent of Original List Price Received*	105.1%	103.6%	- 1.4%	103.4%	102.3%	- 1.1%
New Listings	11	23	+ 109.1%	166	136	- 18.1%

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

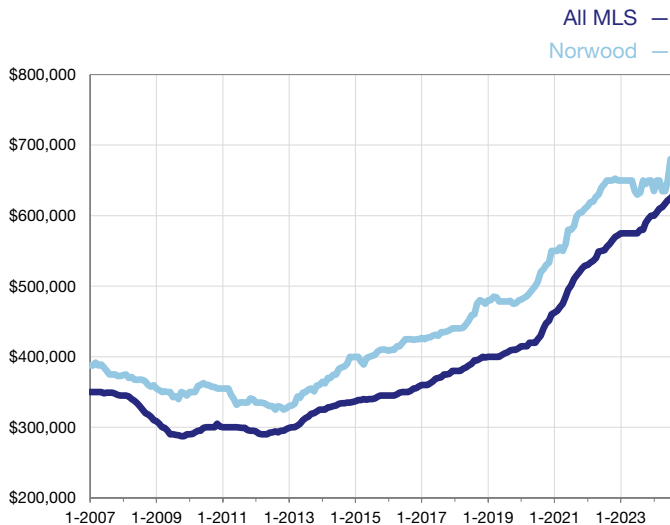
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	4	+ 300.0%	50	45	- 10.0%
Closed Sales	1	3	+ 200.0%	53	43	- 18.9%
Median Sales Price*	\$422,000	\$701,000	+ 66.1%	\$425,000	\$505,000	+ 18.8%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--
Cumulative Days on Market Until Sale	14	45	+ 221.4%	30	28	- 6.7%
Percent of Original List Price Received*	105.5%	104.3%	- 1.1%	100.7%	102.2%	+ 1.5%
New Listings	1	7	+ 600.0%	54	50	- 7.4%

* 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

