

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

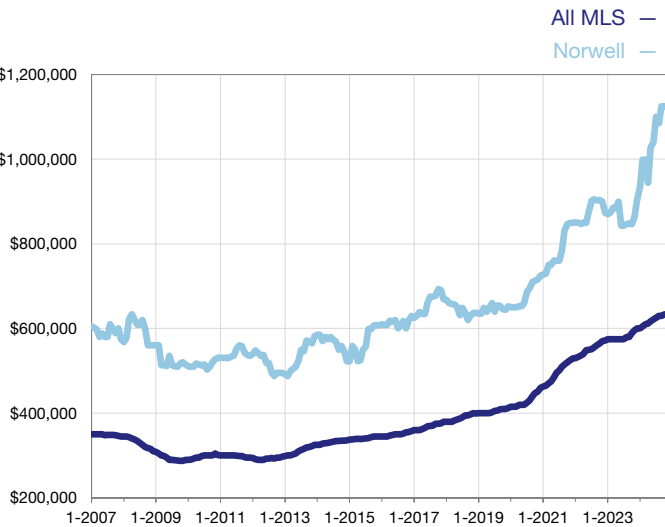
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	95	90	- 5.3%
Closed Sales	12	6	- 50.0%	100	85	- 15.0%
Median Sales Price*	\$1,115,000	\$919,250	- 17.6%	\$899,500	\$1,125,000	+ 25.1%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	2.3	1.5	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	39	47	+ 20.5%	41	37	- 9.8%
Percent of Original List Price Received*	97.7%	99.4%	+ 1.7%	100.5%	100.0%	- 0.5%
New Listings	9	2	- 77.8%	117	106	- 9.4%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	12	8	- 33.3%
Closed Sales	4	0	- 100.0%	11	6	- 45.5%
Median Sales Price*	\$640,500	\$0	- 100.0%	\$825,000	\$863,010	+ 4.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	31	0	- 100.0%	24	18	- 25.0%
Percent of Original List Price Received*	97.2%	0.0%	- 100.0%	99.0%	98.9%	- 0.1%
New Listings	0	1	--	12	11	- 8.3%

* 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

