

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

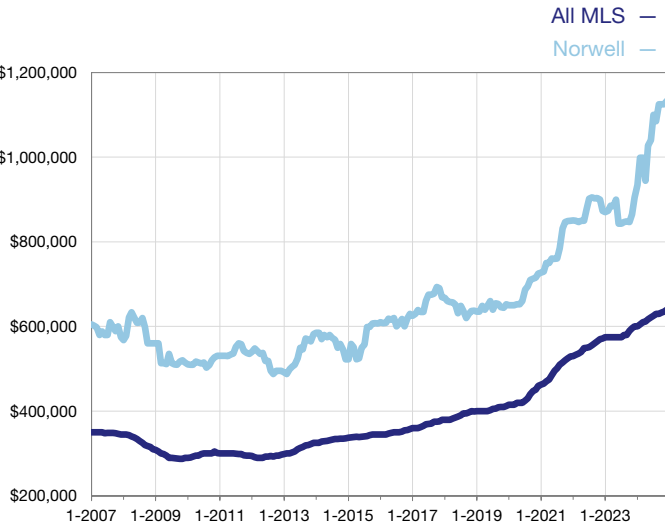
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	100	93	- 7.0%
Closed Sales	9	4	- 55.6%	109	89	- 18.3%
Median Sales Price*	\$950,000	\$1,590,000	+ 67.4%	\$905,000	\$1,134,000	+ 25.3%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	17	211	+ 1,141.2%	39	45	+ 15.4%
Percent of Original List Price Received*	100.4%	88.2%	- 12.2%	100.5%	99.5%	- 1.0%
New Listings	2	4	+ 100.0%	119	110	- 7.6%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	13	8	- 38.5%
Closed Sales	1	2	+ 100.0%	12	8	- 33.3%
Median Sales Price*	\$370,000	\$655,500	+ 77.2%	\$822,500	\$847,500	+ 3.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	30	65	+ 116.7%	25	30	+ 20.0%
Percent of Original List Price Received*	92.5%	98.7%	+ 6.7%	98.4%	98.9%	+ 0.5%
New Listings	1	0	- 100.0%	13	11	- 15.4%

* 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

