

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwell

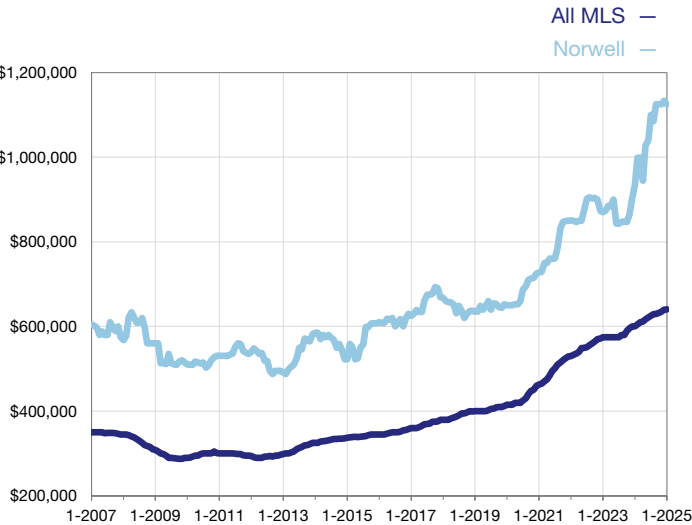
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	3	8	+ 166.7%	3	8	+ 166.7%
Median Sales Price*	\$1,400,000	\$772,500	- 44.8%	\$1,400,000	\$772,500	- 44.8%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	19	31	+ 63.2%	19	31	+ 63.2%
Percent of Original List Price Received*	104.8%	99.5%	- 5.1%	104.8%	99.5%	- 5.1%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$360,000	\$0	- 100.0%	\$360,000	\$0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	15	0	- 100.0%	15	0	- 100.0%
Percent of Original List Price Received*	91.2%	0.0%	- 100.0%	91.2%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

\* 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

