

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norton

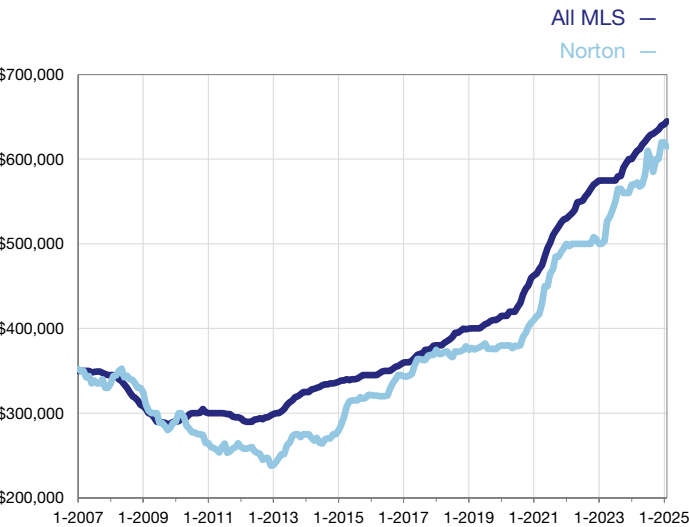
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				9	5	- 44.4%	15	12	- 20.0%
Closed Sales				10	6	- 40.0%	14	12	- 14.3%
Median Sales Price*				\$562,500	\$532,500	- 5.3%	\$598,000	\$574,500	- 3.9%
Inventory of Homes for Sale				15	13	- 13.3%	--	--	--
Months Supply of Inventory				1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale				38	26	- 31.6%	37	47	+ 27.0%
Percent of Original List Price Received*				101.3%	100.0%	- 1.3%	101.0%	98.2%	- 2.8%
New Listings				7	6	- 14.3%	18	21	+ 16.7%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				4	3	- 25.0%	8	4	- 50.0%
Closed Sales				3	1	- 66.7%	5	3	- 40.0%
Median Sales Price*				\$530,000	\$699,900	+ 32.1%	\$400,000	\$510,000	+ 27.5%
Inventory of Homes for Sale				3	6	+ 100.0%	--	--	--
Months Supply of Inventory				0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale				9	65	+ 622.2%	13	35	+ 169.2%
Percent of Original List Price Received*				105.8%	98.6%	- 6.8%	104.8%	100.7%	- 3.9%
New Listings				4	5	+ 25.0%	8	6	- 25.0%

* 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

