

# Local Market Update – February 2025

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## Norwell

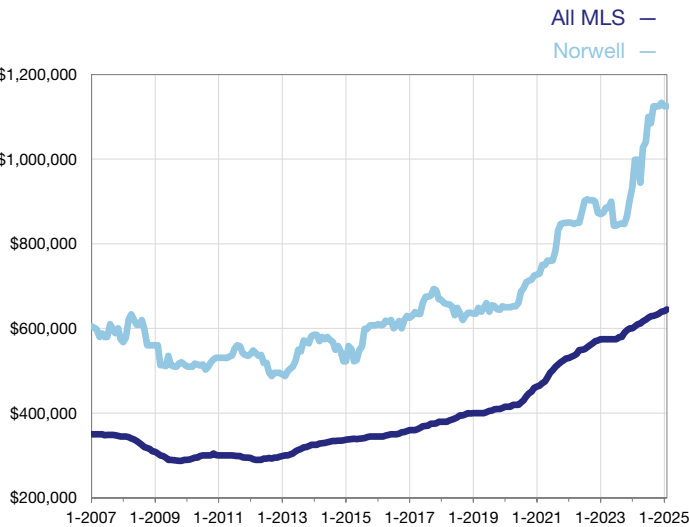
| Single-Family Properties                 | February    |           |         | Year to Date |           |         |
|--|-------------|-----------|---------|--------------|-----------|---------|
|  | 2024        | 2025      | + / -   | 2024         | 2025      | + / -   |
| Key Metrics                              |             |           |         |              |           |         |
| Pending Sales                            | 6           | 7         | + 16.7% | 10           | 11        | + 10.0% |
| Closed Sales                             | 8           | 4         | - 50.0% | 11           | 12        | + 9.1%  |
| Median Sales Price*                      | \$1,050,000 | \$970,000 | - 7.6%  | \$1,275,000  | \$815,000 | - 36.1% |
| Inventory of Homes for Sale              | 11          | 8         | - 27.3% | --           | --        | --      |
| Months Supply of Inventory               | 1.4         | 1.0       | - 28.6% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 58          | 23        | - 60.3% | 47           | 28        | - 40.4% |
| Percent of Original List Price Received* | 96.5%       | 100.1%    | + 3.7%  | 98.7%        | 99.7%     | + 1.0%  |
| New Listings                             | 6           | 8         | + 33.3% | 13           | 16        | + 23.1% |

\* 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 |             |            |
|--|----------|-------------|----------|--------------|-------------|------------|
|  | 2024     | 2025        | + / -    | 2024         | 2025        | + / -      |
| Key Metrics                              |          |             |          |              |             |            |
| Pending Sales                            | 0        | 0           | --       | 0            | 1           | --         |
| Closed Sales                             | 0        | 1           | --       | 1            | 1           | 0.0%       |
| Median Sales Price*                      | \$0      | \$1,020,000 | --       | \$360,000    | \$1,020,000 | + 183.3%   |
| Inventory of Homes for Sale              | 2        | 2           | 0.0%     | --           | --          | --         |
| Months Supply of Inventory               | 1.2      | 1.6         | + 33.3%  | --           | --          | --         |
| Cumulative Days on Market Until Sale     | 0        | 204         | --       | 15           | 204         | + 1,260.0% |
| Percent of Original List Price Received* | 0.0%     | 81.6%       | --       | 91.2%        | 81.6%       | - 10.5%    |
| New Listings                             | 2        | 0           | - 100.0% | 2            | 0           | - 100.0%   |

\* 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

