

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Norwell

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	3	0.0%	93	115	+ 23.7%
Closed Sales	4	9	+ 125.0%	89	114	+ 28.1%
Median Sales Price*	\$1,590,000	<b>\$859,000</b>	- 46.0%	\$1,134,000	<b>\$1,160,500</b>	+ 2.3%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	211	44	- 79.1%	45	30	- 33.3%
Percent of Original List Price Received*	88.2%	96.4%	+ 9.3%	99.5%	99.9%	+ 0.4%
New Listings	3	2	- 33.3%	109	150	+ 37.6%

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

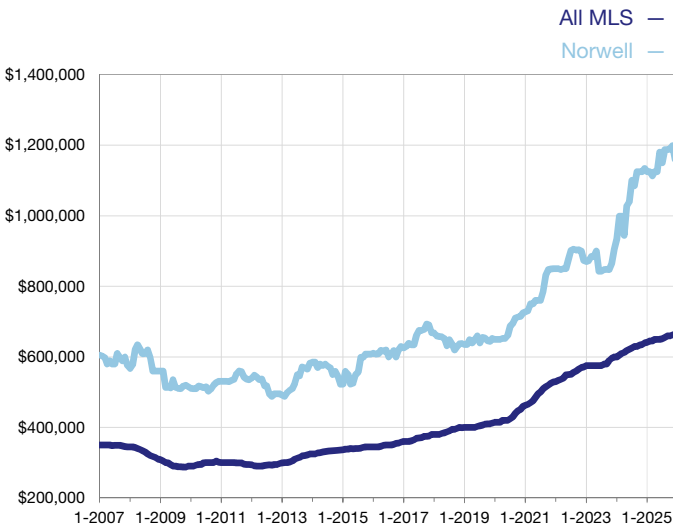
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	8	10	+ 25.0%
Closed Sales	2	1	- 50.0%	8	11	+ 37.5%
Median Sales Price*	\$655,500	<b>\$440,000</b>	- 32.9%	\$847,500	<b>\$960,000</b>	+ 13.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.7	- 53.3%	--	--	--
Cumulative Days on Market Until Sale	65	19	- 70.8%	30	52	+ 73.3%
Percent of Original List Price Received*	98.7%	102.6%	+ 4.0%	98.9%	97.3%	- 1.6%
New Listings	0	0	--	10	9	- 10.0%

\* 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

