

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	3	- 57.1%	11	4	- 63.6%
Closed Sales	4	0	- 100.0%	12	6	- 50.0%
Median Sales Price*	\$970,000	\$0	- 100.0%	\$815,000	\$1,270,000	+ 55.8%
Inventory of Homes for Sale	10	21	+ 110.0%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	23	0	- 100.0%	28	45	+ 60.7%
Percent of Original List Price Received*	100.1%	0.0%	- 100.0%	99.7%	92.2%	- 7.5%
New Listings	8	7	- 12.5%	16	10	- 37.5%

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

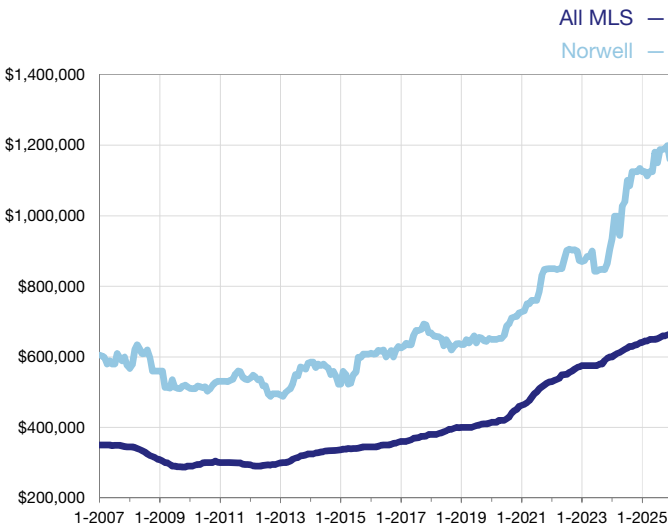
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$1,020,000	\$0	- 100.0%	\$1,020,000	\$0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	204	0	- 100.0%	204	0	- 100.0%
Percent of Original List Price Received*	81.6%	0.0%	- 100.0%	81.6%	0.0%	- 100.0%
New Listings	0	0	--	0	1	--

* 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

