

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	12	+ 20.0%	30	22	- 26.7%
Closed Sales	8	5	- 37.5%	24	16	- 33.3%
Median Sales Price*	\$1,032,500	\$920,000	- 10.9%	\$870,000	\$1,037,500	+ 19.3%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	65	+ 109.7%	28	77	+ 175.0%
Percent of Original List Price Received*	102.5%	101.6%	- 0.9%	99.5%	95.0%	- 4.5%
New Listings	20	16	- 20.0%	47	34	- 27.7%

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

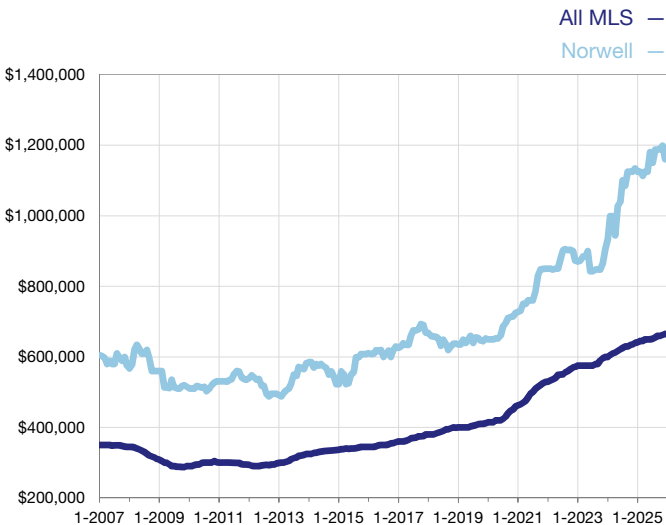
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	2	3	+ 50.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$1,020,000	\$405,000	- 60.3%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	204	67	- 67.2%
Percent of Original List Price Received*	0.0%	0.0%	--	81.6%	96.5%	+ 18.3%
New Listings	2	2	0.0%	2	3	+ 50.0%

* 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

