

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Norwell

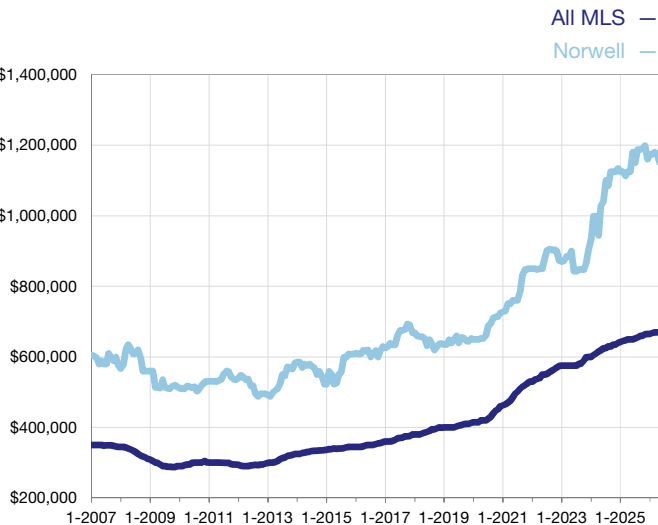
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	87	81	- 6.9%
Closed Sales	22	17	- 22.7%	89	74	- 16.9%
Median Sales Price*	\$1,275,000	\$1,320,000	+ 3.5%	\$1,180,000	\$1,087,500	- 7.8%
Inventory of Homes for Sale	33	24	- 27.3%	--	--	--
Months Supply of Inventory	3.5	2.6	- 25.7%	--	--	--
Cumulative Days on Market Until Sale	20	36	+ 80.0%	26	37	+ 42.3%
Percent of Original List Price Received*	100.5%	100.5%	0.0%	100.7%	100.4%	- 0.3%
New Listings	7	14	+ 100.0%	121	111	- 8.3%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	6	8	+ 33.3%
Closed Sales	2	1	- 50.0%	6	7	+ 16.7%
Median Sales Price*	\$725,000	\$419,000	- 42.2%	\$944,500	\$825,000	- 12.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.6	0.6	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	87	22	- 74.7%	77	36	- 53.2%
Percent of Original List Price Received*	96.5%	100.0%	+ 3.6%	94.7%	98.8%	+ 4.3%
New Listings	3	1	- 66.7%	7	8	+ 14.3%

* 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

