

Norwell 02061

ZIP code · MA · Massachusetts > Plymouth County

BUYER'S MARKET

\$995K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

131

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



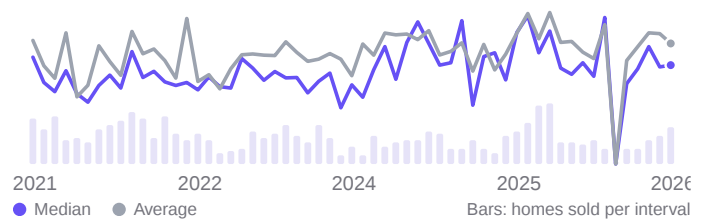
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$950K · Average \$1.1M

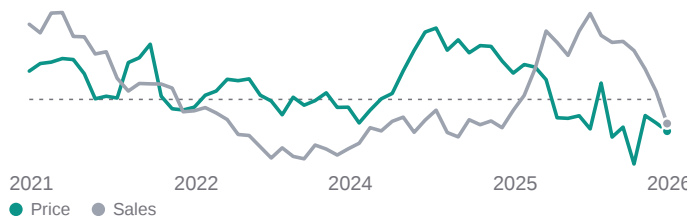


Growth (year over year)

Price -17.4% · Sales -13.2%

Price per square foot

\$487/ft²

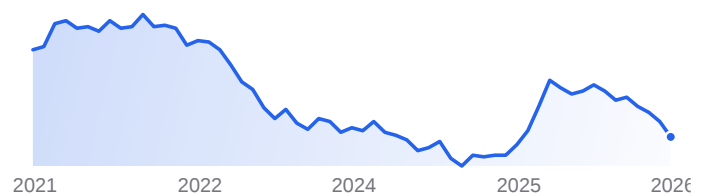
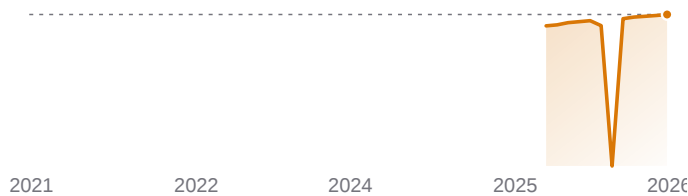


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

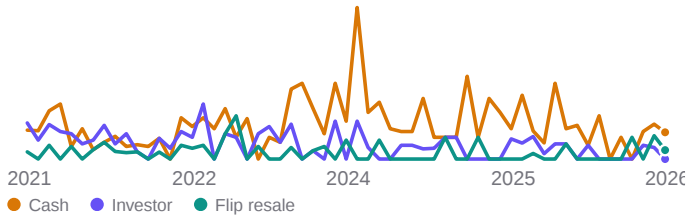
3.5%



BUYERS & OUTCOMES

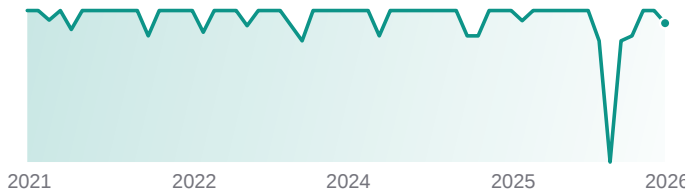
Buyer mix

Cash 18% · Investor 0% · Flip resale 5.9%



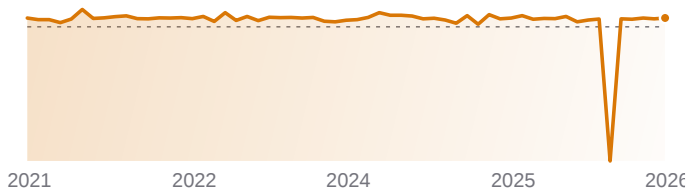
Sellers who sold at a gain

92%

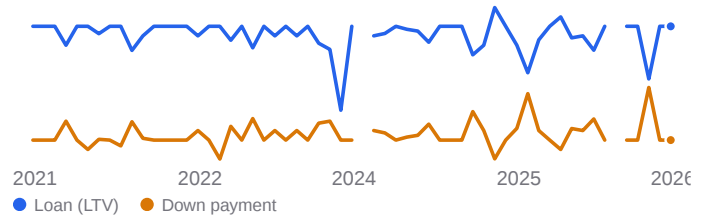


Median annualized return at resale

+5.1%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

13.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,714
Median value (AVM)	\$1M
Median size	2,312 ft²
Median bedrooms	3
Median year built	1971
Single family	94%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.2%
Owner occupied	92%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

12.6 yrs

COMMUNITY

Population	11,639
Density	546 / mi²
Median household income	\$181K
Average household income	\$191K
Crime index (US avg 100)	27
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	73
Homes occupied	97%
Bachelor's or higher	43%
Poverty rate	3.3%
Unemployment	1.4%
Average temp	50°F
Annual precip	48 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.