

Norfolk County Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

Single Family

Listing Inventory	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units	400	407	7	613	425	-188	634	0	-634	312	0	-312
Avg. Days on Market	69	74	5	67	159	92	71	0	-71	103	0	-103
Avg. List Price	\$2,405,254.76	\$2,246,078.00	-\$159,176.76	\$2,111,010.43	\$2,192,855.86	\$81,845.43	\$2,061,318.81	\$0.00	-\$2,061,318.81	\$1,854,681.79	\$0.00	-\$1,854,681.79
Avg. List \$ / SqFt	\$538.66	\$533.11	-\$5.55	\$515.48	\$531.17	\$15.69	\$507.87	\$0.00	-\$507.87	\$493.70	\$0.00	-\$493.70
Approx. Absorption Rate	89.35%	89.78%	0.43%	59.24%	62.35%	3.11%	59.08%	0.00%	-59.08%	119.68%	0.00%	-119.68%
Approx. Months Supply of Inventory	1.12	1.11	-0.01	1.69	1.60	-0.09	1.69	0.00	-1.69	0.84	0.00	-0.84
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Taken)	1105	1065	-40	2074	36	-2038	1435	0	-1435	922	0	-922
Avg. Original List Price	\$1,495,980.38	\$1,483,637.55	-\$12,342.83	\$1,309,477.22	\$1,290,605.42	-\$18,871.80	\$1,220,350.49	\$0.00	-\$1,220,350.49	\$1,146,096.47	\$0.00	-\$1,146,096.47
Avg. Original List \$ / SqFt	\$474.13	\$482.53	\$8.40	\$463.95	\$469.58	\$5.63	\$452.77	\$0.00	-\$452.77	\$446.39	\$0.00	-\$446.39
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Price Changed)	122	136	14	394	0	-394	286	0	-286	181	0	-181
Avg. Original List Price	\$1,688,910.68	\$1,457,216.61	-\$231,694.07	\$1,360,150.57	\$0.00	-\$1,360,150.57	\$1,156,385.07	\$0.00	-\$1,156,385.07	\$986,710.10	\$0.00	-\$986,710.10
Avg. Original List \$ / SqFt	\$477.74	\$495.84	\$18.10	\$461.62	\$0.00	-\$461.62	\$461.79	\$0.00	-\$461.79	\$428.44	\$0.00	-\$428.44
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Listing Units (Went Pending)	890	881	-9	1694	37	-1657	1241	0	-1241	975	0	-975
Avg. List Price	\$1,128,897.98	\$1,180,354.07	\$51,456.09	\$1,130,313.02	\$1,238,440.49	\$108,127.47	\$1,041,801.79	\$0.00	-\$1,041,801.79	\$1,105,487.08	\$0.00	-\$1,105,487.08
Avg. List \$ / SqFt	\$444.03	\$446.67	\$2.64	\$445.24	\$491.06	\$45.82	\$432.99	\$0.00	-\$432.99	\$438.92	\$0.00	-\$438.92
Avg. Days to Offer	24	29	5	17	24	7	29	0	-29	34	0	-34

Norfolk County Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

Single Family

Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Closed Units (Sold)	703	592	-111	1266	18	-1248	1390	0	-1390	1110	0	-1110
Avg. Days on Market	45	52	7	28	76	48	32	0	-32	42	0	-42
Avg. Days to Offer	30	37	7	16	61	45	21	0	-21	28	0	-28
Avg. Sale Price	\$1,051,572.35	\$1,109,588.45	\$58,016.10	\$1,165,282.77	\$1,756,611.11	\$591,328.34	\$1,093,132.36	\$0.00	-\$1,093,132.36	\$1,040,860.40	\$0.00	-\$1,040,860.40
Avg. Sale \$ / SqFt	\$434.06	\$443.40	\$9.34	\$462.18	\$461.32	-\$0.86	\$442.14	\$0.00	-\$442.14	\$431.09	\$0.00	-\$431.09
Avg. List Price	\$1,056,276.78	\$1,122,304.83	\$66,028.05	\$1,146,099.47	\$1,836,516.67	\$690,417.20	\$1,091,885.32	\$0.00	-\$1,091,885.32	\$1,054,417.28	\$0.00	-\$1,054,417.28
Avg. List \$ / SqFt	\$430.57	\$444.07	\$13.50	\$449.08	\$474.64	\$25.56	\$438.58	\$0.00	-\$438.58	\$432.30	\$0.00	-\$432.30
Avg. Original List Price	\$1,072,242.24	\$1,147,466.32	\$75,224.08	\$1,156,022.24	\$1,899,294.44	\$743,272.20	\$1,113,166.24	\$0.00	-\$1,113,166.24	\$1,085,581.51	\$0.00	-\$1,085,581.51
Avg. Original List \$ / SqFt	\$436.20	\$451.66	\$15.46	\$452.42	\$487.02	\$34.60	\$445.68	\$0.00	-\$445.68	\$442.20	\$0.00	-\$442.20
Avg. Sale Price as % of List Price	101.05%	100.03%	-1.02%	103.21%	97.62%	-5.59%	101.01%	0.00%	-101.01%	99.96%	0.00%	-99.96%
Avg. Sale Price as % of Original List Price	101.15%	99.90%	-1.25%	102.55%	95.98%	-6.57%	99.57%	0.00%	-99.57%	98.10%	0.00%	-98.10%
Sold Units - Short Sale	0	1	1	0	0	0	1	0	-1	1	0	-1
Sold Units - Lender-Owned	4	2	-2	3	0	-3	4	0	-4	2	0	-2
12-Month Activity	Q1			Q2			Q3			Q4		
	2025	2026	Var.	2025	2026*	Var.	2025	2026*	Var.	2025	2026*	Var.
Units Listed	5324	5506	182	5490	3463	-2027	5560	2046	-3514	5539	1107	-4432
Units Price Changed	1186	1372	186	1284	843	-441	1296	380	-916	1417	142	-1275
Units Went Pending	4490	4679	189	4662	3081	-1581	4707	1889	-2818	4683	918	-3765
Units Sold	4289	4385	96	4358	3180	-1178	4495	1757	-2738	4481	616	-3865

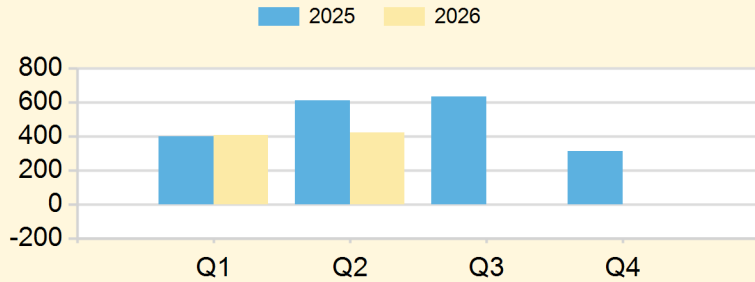
Norfolk County Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

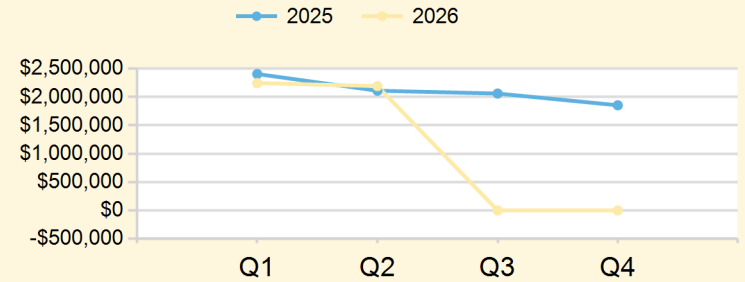
Single Family

Listing Inventory on the Last Day of Each Quarter



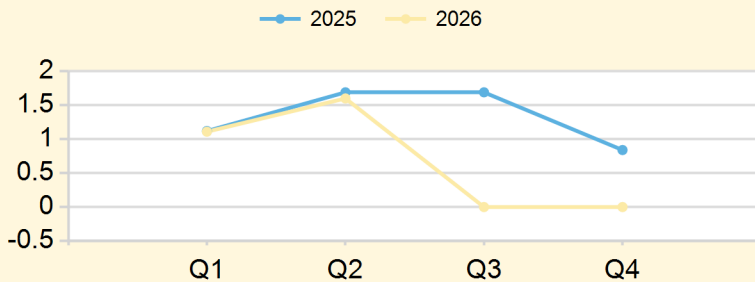
	Q1	Q2	Q3	Q4
2025	400	613	634	312
2026	407	425	0	0

Average List Price on the Last Day of Each Quarter



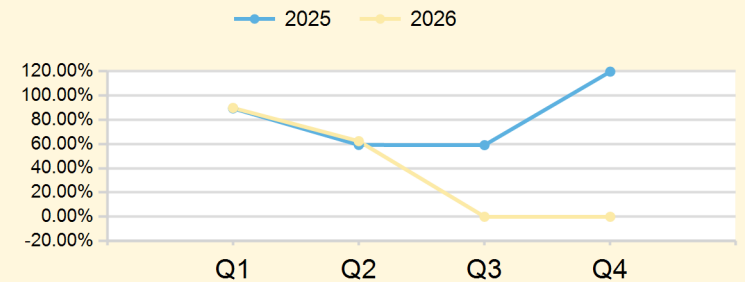
	Q1	Q2	Q3	Q4
2025	\$2,405,254.76	\$2,111,010.43	\$2,061,318.81	\$1,854,681.79
2026	\$2,246,078.00	\$2,192,855.86	\$0.00	\$0.00

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2025	1.12	1.69	1.69	0.84
2026	1.11	1.60	0.00	0.00

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2025	89.35%	59.24%	59.08%	119.68%
2026	89.78%	62.35%	0.00%	0.00%

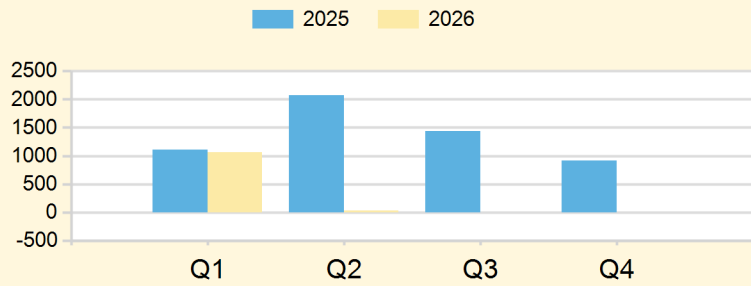
Norfolk County Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

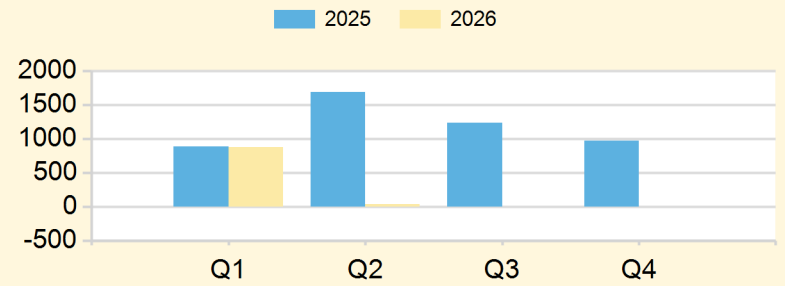
Single Family

Properties Listed During Each Quarter



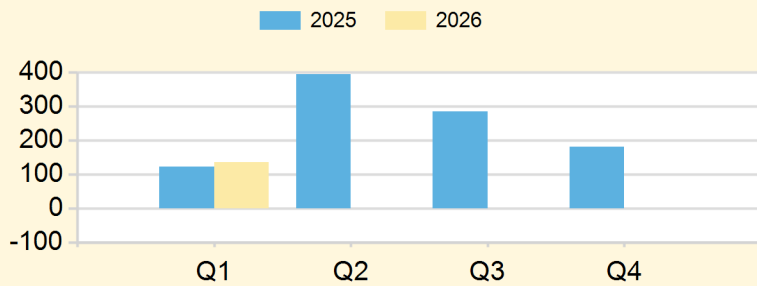
	Q1	Q2	Q3	Q4
2025	1,105	2,074	1,435	922
2026	1,065	36	0	0

Went Pending During Each Quarter



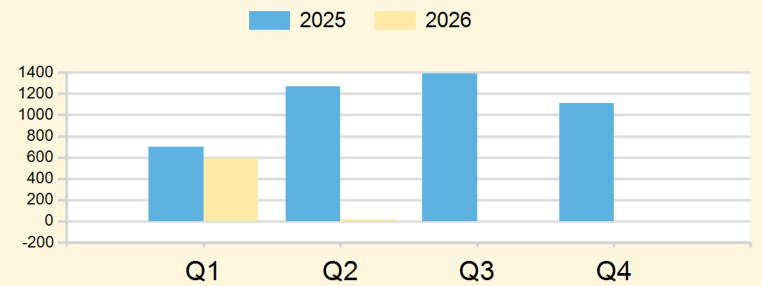
	Q1	Q2	Q3	Q4
2025	890	1,694	1,241	975
2026	881	37	0	0

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2025	122	394	286	181
2026	136	0	0	0

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2025	703	1,266	1,390	1,110
2026	592	18	0	0

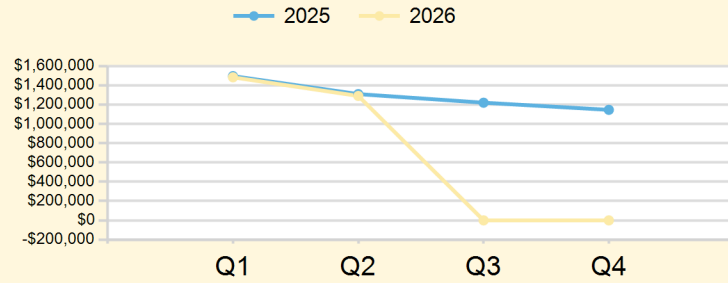
Norfolk County Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

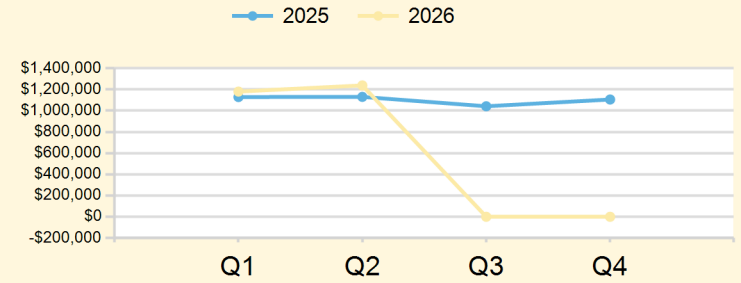
Single Family

Listed Properties - Average List Price For Each Quarter



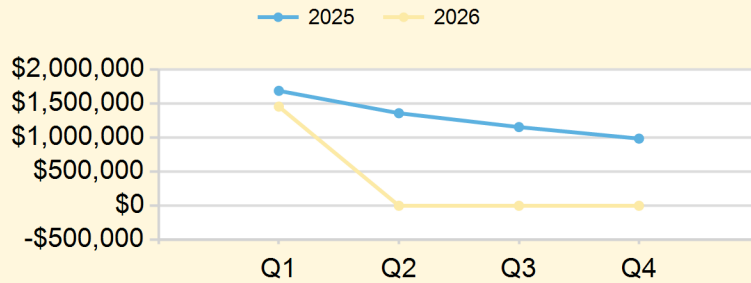
	Q1	Q2	Q3	Q4
2025	\$1,495,980.38	\$1,309,477.22	\$1,220,350.49	\$1,146,096.47
2026	\$1,483,637.55	\$1,290,605.42	\$0.00	\$0.00

Went Pending - Average List Price For Each Quarter



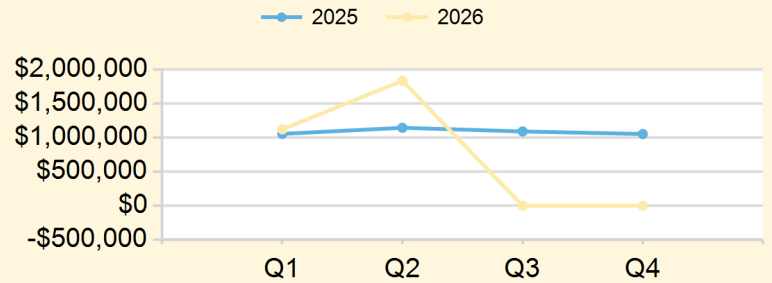
	Q1	Q2	Q3	Q4
2025	\$1,128,897.98	\$1,130,313.02	\$1,041,801.79	\$1,105,487.08
2026	\$1,180,354.07	\$1,238,440.49	\$0.00	\$0.00

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,688,910.68	\$1,360,150.57	\$1,156,385.07	\$986,710.10
2026	\$1,457,216.61	\$0.00	\$0.00	\$0.00

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2025	\$1,056,276.78	\$1,146,099.47	\$1,091,885.32	\$1,054,417.28
2026	\$1,122,304.83	\$1,836,516.67	\$0.00	\$0.00

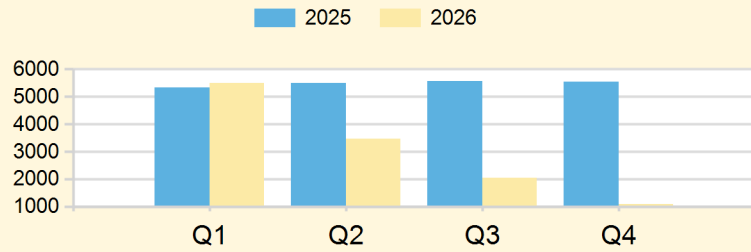
Norfolk County Real Estate Market Review

2026 vs. 2025 Per Quarter

Prepared by Red Hilton on Friday, April 03, 2026

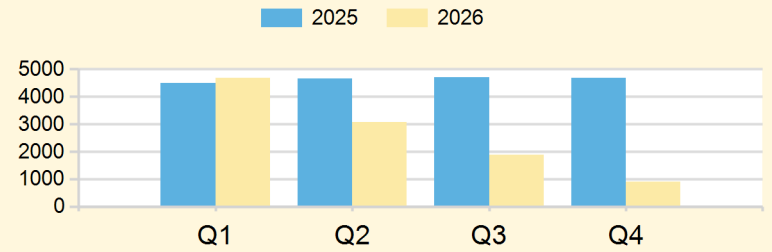
Single Family

Listed Between the Last Day of Each Quarter and 12 Months



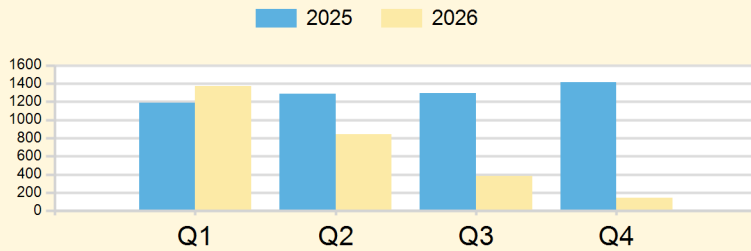
	Q1	Q2	Q3	Q4
2025	5,324	5,490	5,560	5,539
2026	5,506	3,463	2,046	1,107

Went Pending Between the Last Day of Each Quarter and 12 Months



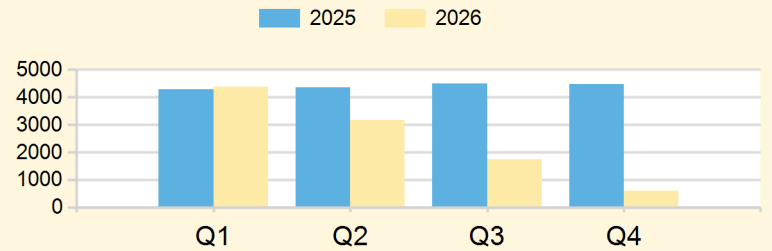
	Q1	Q2	Q3	Q4
2025	4,490	4,662	4,707	4,683
2026	4,679	3,081	1,889	918

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	1,186	1,284	1,296	1,417
2026	1,372	843	380	142

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2025	4,289	4,358	4,495	4,481
2026	4,385	3,180	1,757	616