

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Natick

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	26	23	- 11.5%	324	273	- 15.7%
Closed Sales	25	19	- 24.0%	327	263	- 19.6%
Median Sales Price*	\$780,000	\$900,000	+ 15.4%	\$741,250	\$902,000	+ 21.7%
Inventory of Homes for Sale	24	30	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	19	39	+ 105.3%	23	29	+ 26.1%
Percent of Original List Price Received*	103.1%	97.3%	- 5.6%	102.7%	102.9%	+ 0.2%
New Listings	17	21	+ 23.5%	375	350	- 6.7%

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

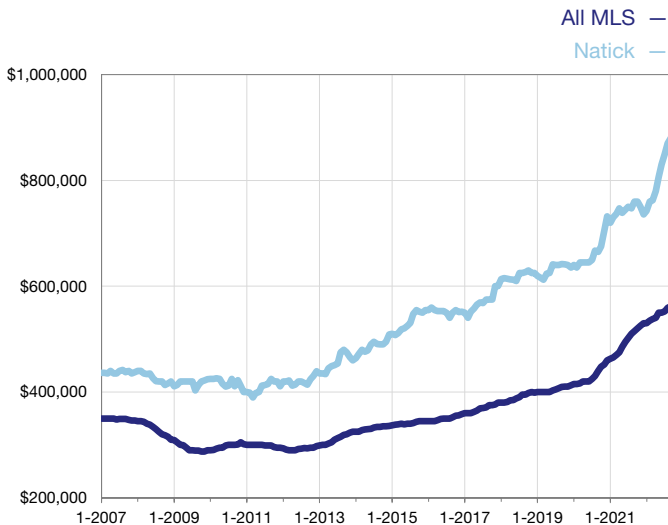
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	13	8	- 38.5%	193	119	- 38.3%
Closed Sales	12	10	- 16.7%	197	120	- 39.1%
Median Sales Price*	\$387,500	\$430,000	+ 11.0%	\$505,000	\$572,000	+ 13.3%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	43	39	- 9.3%	38	22	- 42.1%
Percent of Original List Price Received*	97.6%	99.1%	+ 1.5%	99.0%	101.8%	+ 2.8%
New Listings	11	7	- 36.4%	209	138	- 34.0%

\* 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

