

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Natick

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	35	+ 6.1%	106	81	- 23.6%
Closed Sales	30	16	- 46.7%	81	45	- 44.4%
Median Sales Price*	\$950,000	<b>\$815,000</b>	- 14.2%	\$870,000	<b>\$792,500</b>	- 8.9%
Inventory of Homes for Sale	40	27	- 32.5%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--
Cumulative Days on Market Until Sale	29	70	+ 141.4%	40	48	+ 20.0%
Percent of Original List Price Received*	105.5%	100.9%	- 4.4%	102.6%	98.9%	- 3.6%
New Listings	49	35	- 28.6%	140	110	- 21.4%

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

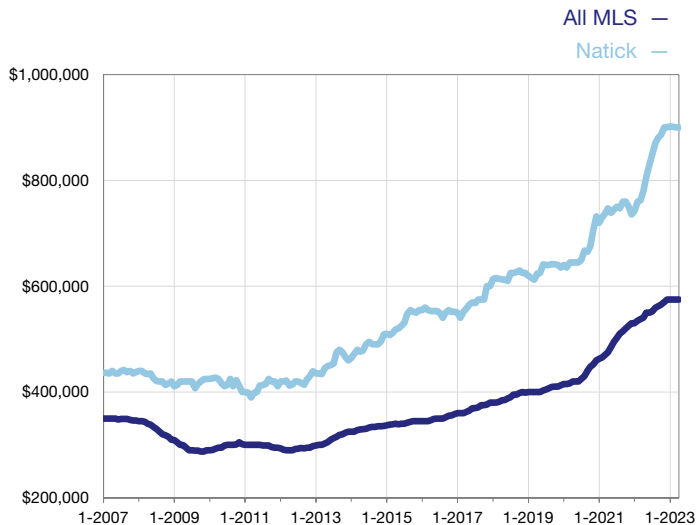
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	11	- 15.4%	42	36	- 14.3%
Closed Sales	7	7	0.0%	32	30	- 6.3%
Median Sales Price*	\$790,000	<b>\$740,000</b>	- 6.3%	\$502,500	<b>\$722,500</b>	+ 43.8%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	40	9	- 77.5%	25	29	+ 16.0%
Percent of Original List Price Received*	104.0%	102.9%	- 1.1%	103.0%	99.5%	- 3.4%
New Listings	22	14	- 36.4%	55	42	- 23.6%

\* 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

