

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Natick

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	34	- 2.9%	141	114	- 19.1%
Closed Sales	27	32	+ 18.5%	108	77	- 28.7%
Median Sales Price*	\$1,000,000	<b>\$897,000</b>	- 10.3%	\$902,000	<b>\$859,000</b>	- 4.8%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--
Cumulative Days on Market Until Sale	14	28	+ 100.0%	34	40	+ 17.6%
Percent of Original List Price Received*	108.2%	<b>103.3%</b>	- 4.5%	104.0%	<b>100.7%</b>	- 3.2%
New Listings	26	37	+ 42.3%	159	139	- 12.6%

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

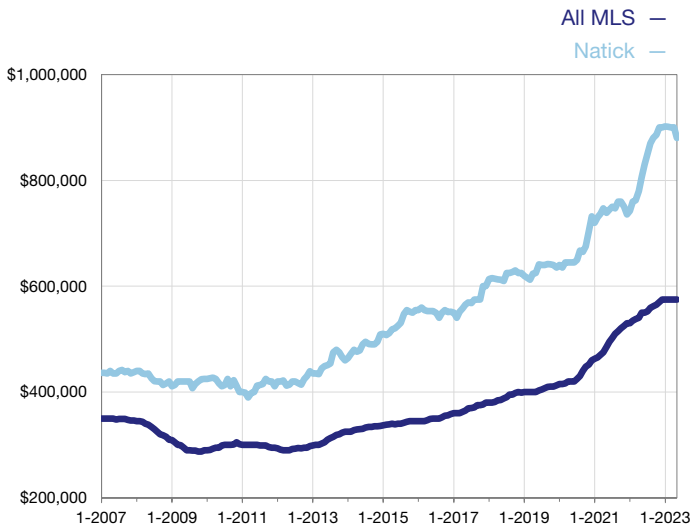
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	12	- 36.8%	61	47	- 23.0%
Closed Sales	16	8	- 50.0%	48	38	- 20.8%
Median Sales Price*	\$678,000	<b>\$612,500</b>	- 9.7%	\$564,000	<b>\$677,500</b>	+ 20.1%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	21	27	+ 28.6%
Percent of Original List Price Received*	103.1%	<b>102.1%</b>	- 1.0%	103.0%	<b>100.1%</b>	- 2.8%
New Listings	11	11	0.0%	64	52	- 18.8%

\* 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

