

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	11	- 8.3%	12	11	- 8.3%
Closed Sales	9	21	+ 133.3%	9	21	+ 133.3%
Median Sales Price*	\$860,000	\$865,000	+ 0.6%	\$860,000	\$865,000	+ 0.6%
Inventory of Homes for Sale	25	25	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	48	36	- 25.0%	48	36	- 25.0%
Percent of Original List Price Received*	92.7%	98.6%	+ 6.4%	92.7%	98.6%	+ 6.4%
New Listings	20	20	0.0%	20	20	0.0%

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

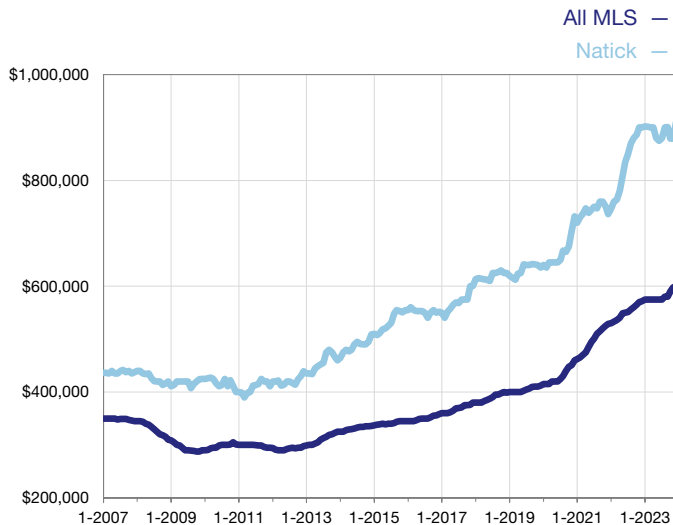
Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	7	7	0.0%
Closed Sales	7	4	- 42.9%	7	4	- 42.9%
Median Sales Price*	\$840,000	\$970,000	+ 15.5%	\$840,000	\$970,000	+ 15.5%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--
Cumulative Days on Market Until Sale	49	36	- 26.5%	49	36	- 26.5%
Percent of Original List Price Received*	96.1%	98.1%	+ 2.1%	96.1%	98.1%	+ 2.1%
New Listings	5	13	+ 160.0%	5	13	+ 160.0%

* 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

