

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

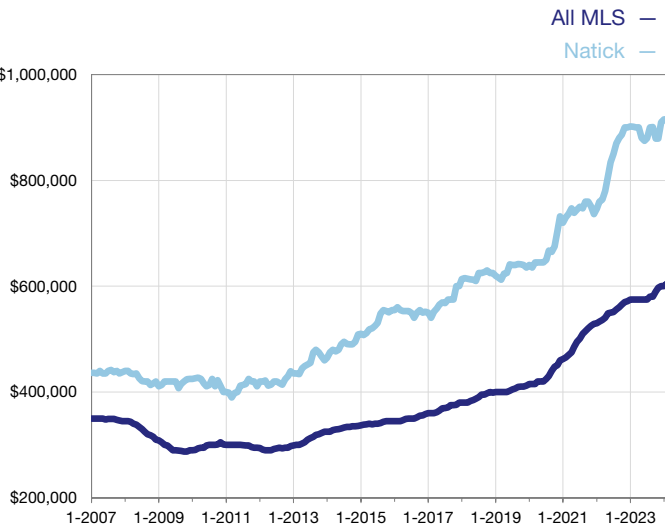
Single-Family Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				11	24	+ 118.2%	23	34	+ 47.8%
Closed Sales				11	9	- 18.2%	20	30	+ 50.0%
Median Sales Price*				\$860,000	\$775,000	- 9.9%	\$860,000	\$857,500	- 0.3%
Inventory of Homes for Sale				22	23	+ 4.5%	--	--	--
Months Supply of Inventory				1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale				32	42	+ 31.3%	39	38	- 2.6%
Percent of Original List Price Received*				98.4%	98.4%	0.0%	95.9%	98.5%	+ 2.7%
New Listings				12	25	+ 108.3%	32	45	+ 40.6%

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

Condominium Properties				February			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				9	11	+ 22.2%	16	15	- 6.3%
Closed Sales				6	4	- 33.3%	13	8	- 38.5%
Median Sales Price*				\$593,000	\$506,000	- 14.7%	\$831,000	\$807,500	- 2.8%
Inventory of Homes for Sale				10	11	+ 10.0%	--	--	--
Months Supply of Inventory				1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale				62	5	- 91.9%	55	20	- 63.6%
Percent of Original List Price Received*				96.5%	100.7%	+ 4.4%	96.3%	99.4%	+ 3.2%
New Listings				10	8	- 20.0%	15	20	+ 33.3%

* 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

