

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Natick

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	34	28	- 17.6%	80	90	+ 12.5%
Closed Sales	16	25	+ 56.3%	45	74	+ 64.4%
Median Sales Price*	\$815,000	<b>\$1,084,000</b>	+ 33.0%	\$792,500	<b>\$946,500</b>	+ 19.4%
Inventory of Homes for Sale	31	27	- 12.9%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	70	30	- 57.1%	48	37	- 22.9%
Percent of Original List Price Received*	100.9%	<b>102.8%</b>	+ 1.9%	98.9%	<b>100.6%</b>	+ 1.7%
New Listings	33	37	+ 12.1%	103	109	+ 5.8%

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

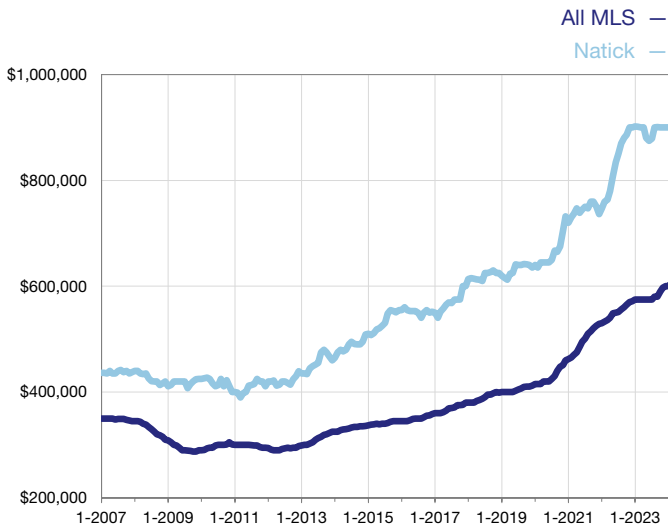
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	12	+ 20.0%	35	37	+ 5.7%
Closed Sales	7	13	+ 85.7%	30	28	- 6.7%
Median Sales Price*	\$740,000	<b>\$700,000</b>	- 5.4%	\$722,500	<b>\$681,000</b>	- 5.7%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	9	59	+ 555.6%	29	38	+ 31.0%
Percent of Original List Price Received*	102.9%	<b>99.4%</b>	- 3.4%	99.5%	<b>100.4%</b>	+ 0.9%
New Listings	14	15	+ 7.1%	41	44	+ 7.3%

\* 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

