

Natick

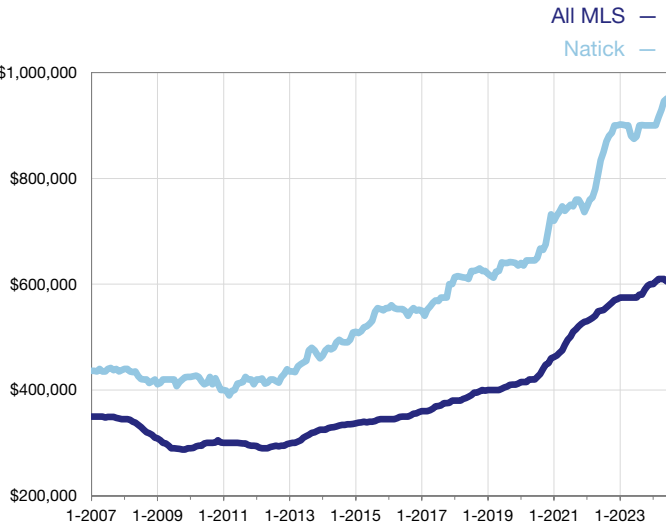
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	27	24	- 11.1%	140	139	- 0.7%
Closed Sales	37	24	- 35.1%	115	125	+ 8.7%
Median Sales Price*	\$900,000	\$1,002,500	+ 11.4%	\$862,500	\$963,000	+ 11.7%
Inventory of Homes for Sale	27	47	+ 74.1%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	14	15	+ 7.1%	31	29	- 6.5%
Percent of Original List Price Received*	105.7%	103.1%	- 2.5%	102.2%	101.5%	- 0.7%
New Listings	23	36	+ 56.5%	161	190	+ 18.0%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	55	63	+ 14.5%
Closed Sales	10	15	+ 50.0%	48	55	+ 14.6%
Median Sales Price*	\$655,000	\$710,000	+ 8.4%	\$657,500	\$700,000	+ 6.5%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.3%	27	33	+ 22.2%
Percent of Original List Price Received*	101.7%	98.5%	- 3.1%	100.4%	101.1%	+ 0.7%
New Listings	7	12	+ 71.4%	59	78	+ 32.2%

* 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

