

Natick

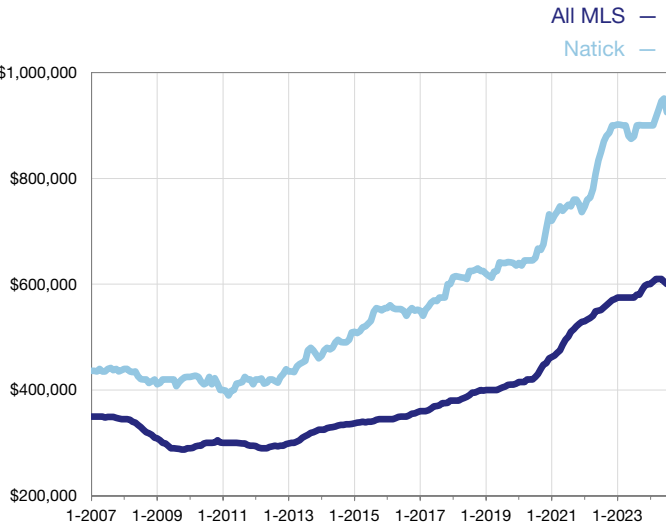
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	17	19	+ 11.8%	157	157	0.0%
Closed Sales	28	27	- 3.6%	143	152	+ 6.3%
Median Sales Price*	\$1,062,500	\$950,000	- 10.6%	\$877,000	\$956,500	+ 9.1%
Inventory of Homes for Sale	27	40	+ 48.1%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	36	17	- 52.8%	32	27	- 15.6%
Percent of Original List Price Received*	101.2%	102.4%	+ 1.2%	102.0%	101.7%	- 0.3%
New Listings	21	22	+ 4.8%	182	209	+ 14.8%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	12	+ 140.0%	60	75	+ 25.0%
Closed Sales	8	15	+ 87.5%	56	70	+ 25.0%
Median Sales Price*	\$550,000	\$769,000	+ 39.8%	\$657,500	\$700,000	+ 6.5%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	21	20	- 4.8%	26	31	+ 19.2%
Percent of Original List Price Received*	103.2%	99.2%	- 3.9%	100.8%	100.7%	- 0.1%
New Listings	9	12	+ 33.3%	68	91	+ 33.8%

* 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

