

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

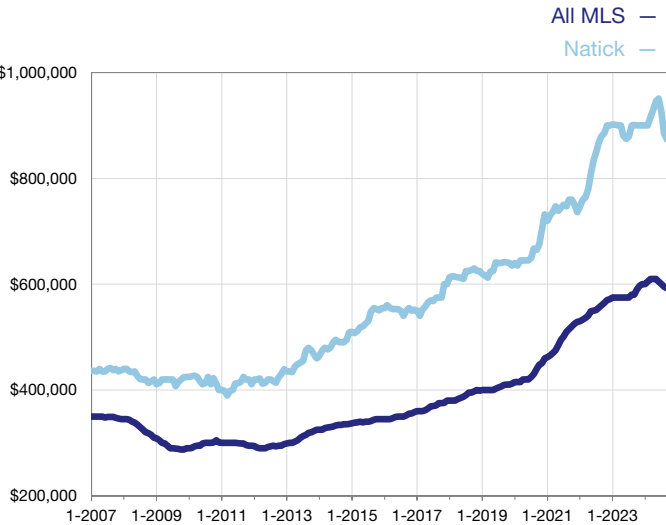
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	22	23	+ 4.5%	197	203	+ 3.0%
Closed Sales	13	12	- 7.7%	180	194	+ 7.8%
Median Sales Price*	\$1,050,000	\$929,450	- 11.5%	\$915,000	\$972,500	+ 6.3%
Inventory of Homes for Sale	40	40	0.0%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	29	38	+ 31.0%	31	29	- 6.5%
Percent of Original List Price Received*	104.1%	95.6%	- 8.2%	102.0%	101.0%	- 1.0%
New Listings	34	38	+ 11.8%	241	267	+ 10.8%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	14	+ 27.3%	75	98	+ 30.7%
Closed Sales	7	10	+ 42.9%	69	92	+ 33.3%
Median Sales Price*	\$436,000	\$591,450	+ 35.7%	\$625,000	\$700,000	+ 12.0%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	13	19	+ 46.2%	24	29	+ 20.8%
Percent of Original List Price Received*	104.7%	98.4%	- 6.0%	101.5%	100.3%	- 1.2%
New Listings	12	17	+ 41.7%	86	118	+ 37.2%

* 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

