

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Natick

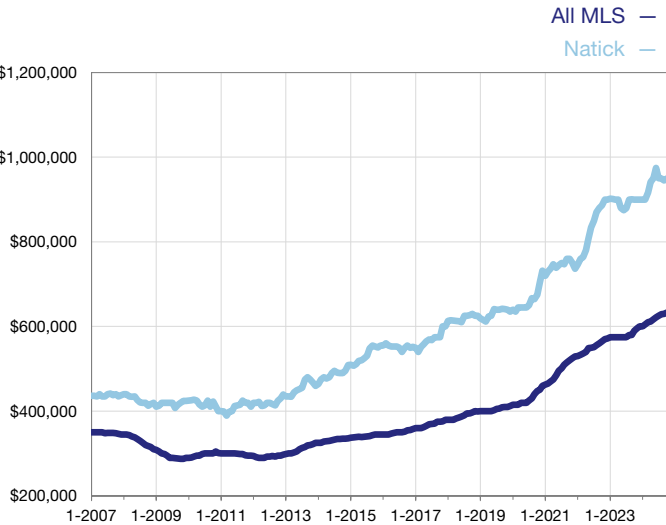
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				15	25	+ 66.7%	212	224	+ 5.7%
Closed Sales				20	21	+ 5.0%	200	216	+ 8.0%
Median Sales Price*				\$938,000	\$1,160,000	+ 23.7%	\$915,500	\$977,000	+ 6.7%
Inventory of Homes for Sale				39	38	- 2.6%	--	--	--
Months Supply of Inventory				1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale				49	44	- 10.2%	33	30	- 9.1%
Percent of Original List Price Received*				100.2%	100.8%	+ 0.6%	101.9%	101.0%	- 0.9%
New Listings				20	26	+ 30.0%	261	293	+ 12.3%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				6	7	+ 16.7%	81	100	+ 23.5%
Closed Sales				7	6	- 14.3%	76	98	+ 28.9%
Median Sales Price*				\$455,000	\$1,042,500	+ 129.1%	\$625,000	\$702,500	+ 12.4%
Inventory of Homes for Sale				12	15	+ 25.0%	--	--	--
Months Supply of Inventory				1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale				14	58	+ 314.3%	23	31	+ 34.8%
Percent of Original List Price Received*				104.5%	95.6%	- 8.5%	101.8%	100.0%	- 1.8%
New Listings				13	6	- 53.8%	99	121	+ 22.2%

\* 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

