

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

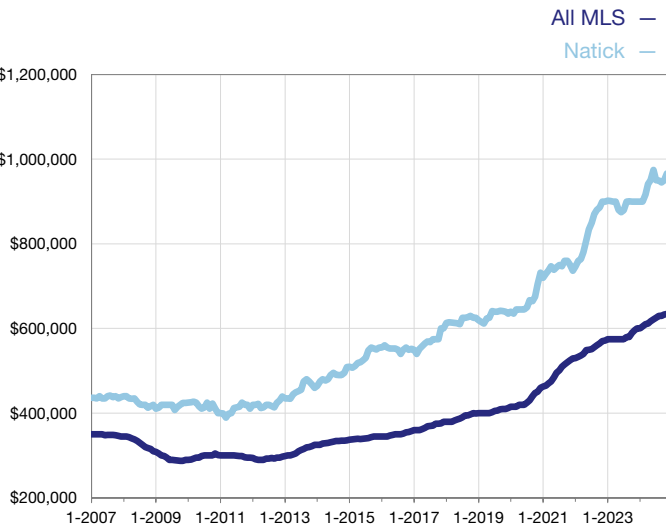
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				20	16	- 20.0%	232	236	+ 1.7%
Closed Sales				20	21	+ 5.0%	220	237	+ 7.7%
Median Sales Price*				\$861,250	\$975,000	+ 13.2%	\$915,000	\$975,000	+ 6.6%
Inventory of Homes for Sale				32	32	0.0%	--	--	--
Months Supply of Inventory				1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale				33	30	- 9.1%	33	30	- 9.1%
Percent of Original List Price Received*				97.1%	99.1%	+ 2.1%	101.4%	100.8%	- 0.6%
New Listings				17	12	- 29.4%	278	304	+ 9.4%

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

Condominium Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				7	8	+ 14.3%	88	108	+ 22.7%
Closed Sales				8	8	0.0%	84	106	+ 26.2%
Median Sales Price*				\$465,000	\$855,000	+ 83.9%	\$623,000	\$702,500	+ 12.8%
Inventory of Homes for Sale				12	13	+ 8.3%	--	--	--
Months Supply of Inventory				1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale				24	17	- 29.2%	23	30	+ 30.4%
Percent of Original List Price Received*				101.3%	97.9%	- 3.4%	101.8%	99.8%	- 2.0%
New Listings				8	5	- 37.5%	107	126	+ 17.8%

* 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

