

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

Single-Family Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	19	+ 90.0%	242	252	+ 4.1%
Closed Sales	13	15	+ 15.4%	233	253	+ 8.6%
Median Sales Price*	\$860,000	\$840,000	- 2.3%	\$900,000	\$963,000	+ 7.0%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	33	46	+ 39.4%	33	32	- 3.0%
Percent of Original List Price Received*	99.3%	98.5%	- 0.8%	101.3%	100.6%	- 0.7%
New Listings	5	8	+ 60.0%	283	311	+ 9.9%

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

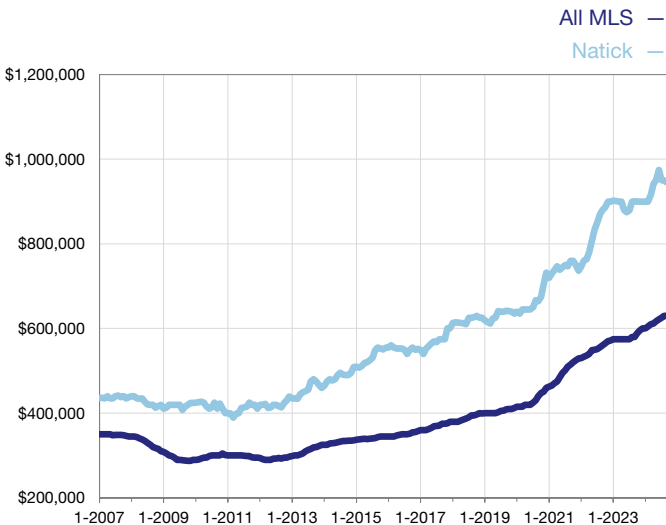
Condominium Properties

Key Metrics	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	2	3	+ 50.0%	90	110	+ 22.2%
Closed Sales	4	5	+ 25.0%	88	111	+ 26.1%
Median Sales Price*	\$525,500	\$910,000	+ 73.2%	\$610,500	\$710,000	+ 16.3%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	39	124	+ 217.9%	24	34	+ 41.7%
Percent of Original List Price Received*	97.6%	88.5%	- 9.3%	101.6%	99.3%	- 2.3%
New Listings	1	2	+ 100.0%	108	129	+ 19.4%

* 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

