

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Natick

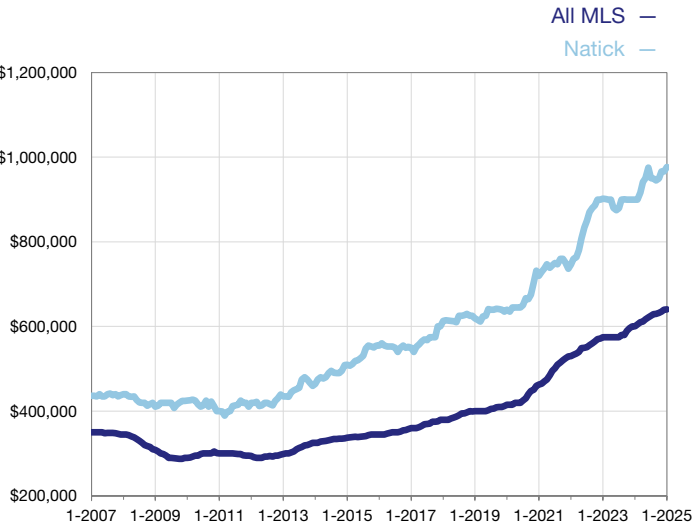
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	20	+ 100.0%	10	20	+ 100.0%
Closed Sales	21	15	- 28.6%	21	15	- 28.6%
Median Sales Price*	\$865,000	\$1,050,000	+ 21.4%	\$865,000	\$1,050,000	+ 21.4%
Inventory of Homes for Sale	30	18	- 40.0%	--	--	--
Months Supply of Inventory	1.5	0.8	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	36	60	+ 66.7%	36	60	+ 66.7%
Percent of Original List Price Received*	98.6%	94.8%	- 3.9%	98.6%	94.8%	- 3.9%
New Listings	20	18	- 10.0%	20	18	- 10.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$970,000	\$660,000	- 32.0%	\$970,000	\$660,000	- 32.0%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	36	43	+ 19.4%	36	43	+ 19.4%
Percent of Original List Price Received*	98.1%	99.3%	+ 1.2%	98.1%	99.3%	+ 1.2%
New Listings	13	9	- 30.8%	13	9	- 30.8%

\* 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

