

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

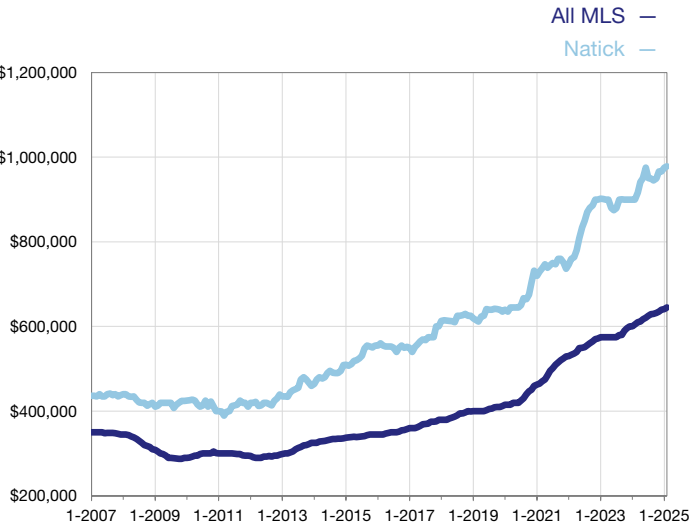
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	24	19	- 20.8%	34	35	+ 2.9%
Closed Sales	9	12	+ 33.3%	30	28	- 6.7%
Median Sales Price*	\$775,000	\$995,000	+ 28.4%	\$857,500	\$1,025,000	+ 19.5%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	42	70	+ 66.7%	38	67	+ 76.3%
Percent of Original List Price Received*	98.4%	100.5%	+ 2.1%	98.5%	97.4%	- 1.1%
New Listings	24	23	- 4.2%	44	40	- 9.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	8	- 20.0%	14	17	+ 21.4%
Closed Sales	5	7	+ 40.0%	9	13	+ 44.4%
Median Sales Price*	\$350,000	\$1,050,000	+ 200.0%	\$725,000	\$815,000	+ 12.4%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	4	82	+ 1,950.0%	18	64	+ 255.6%
Percent of Original List Price Received*	101.0%	94.5%	- 6.4%	99.7%	96.7%	- 3.0%
New Listings	8	6	- 25.0%	21	15	- 28.6%

* 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

