

Natick

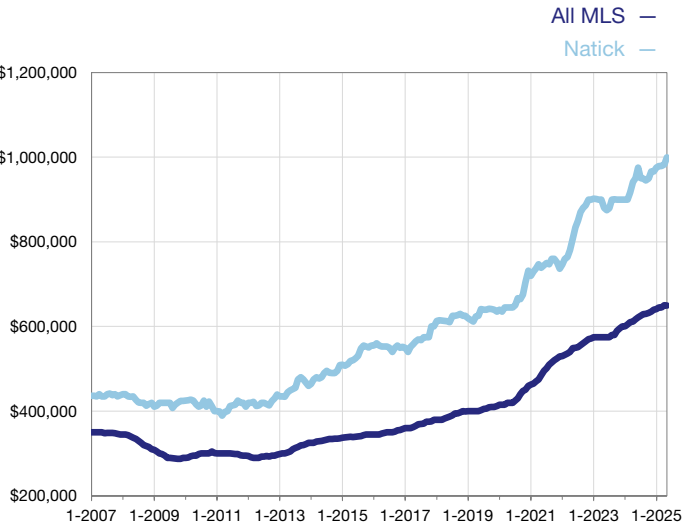
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	28	42	+ 50.0%	115	136	+ 18.3%
Closed Sales	27	33	+ 22.2%	101	101	0.0%
Median Sales Price*	\$940,000	\$1,152,500	+ 22.6%	\$940,000	\$1,099,000	+ 16.9%
Inventory of Homes for Sale	45	41	- 8.9%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	17	17	0.0%	32	41	+ 28.1%
Percent of Original List Price Received*	102.7%	103.5%	+ 0.8%	101.1%	100.8%	- 0.3%
New Listings	47	48	+ 2.1%	154	171	+ 11.0%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	15	0.0%	51	57	+ 11.8%
Closed Sales	12	13	+ 8.3%	40	45	+ 12.5%
Median Sales Price*	\$690,000	\$450,000	- 34.8%	\$690,000	\$745,000	+ 8.0%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	25	21	- 16.0%	34	43	+ 26.5%
Percent of Original List Price Received*	105.9%	99.0%	- 6.5%	102.1%	98.2%	- 3.8%
New Listings	22	16	- 27.3%	66	65	- 1.5%

* 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

