

Natick

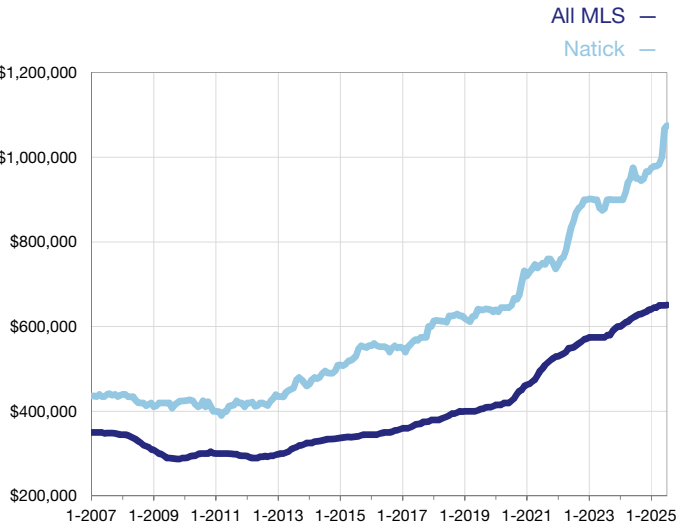
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	19	30	+ 57.9%	157	197	+ 25.5%
Closed Sales	27	30	+ 11.1%	152	175	+ 15.1%
Median Sales Price*	\$950,000	\$885,000	- 6.8%	\$956,500	\$1,100,000	+ 15.0%
Inventory of Homes for Sale	43	39	- 9.3%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	17	25	+ 47.1%	27	34	+ 25.9%
Percent of Original List Price Received*	102.4%	102.8%	+ 0.4%	101.7%	101.9%	+ 0.2%
New Listings	21	32	+ 52.4%	209	239	+ 14.4%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	7	- 36.4%	74	77	+ 4.1%
Closed Sales	15	10	- 33.3%	70	72	+ 2.9%
Median Sales Price*	\$769,000	\$730,000	- 5.1%	\$700,000	\$740,000	+ 5.7%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	20	28	+ 40.0%	31	36	+ 16.1%
Percent of Original List Price Received*	99.2%	97.7%	- 1.5%	100.7%	98.5%	- 2.2%
New Listings	12	6	- 50.0%	91	91	0.0%

* 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

