

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	17	29	+ 70.6%	33	44	+ 33.3%
Closed Sales	12	11	- 8.3%	28	33	+ 17.9%
Median Sales Price*	\$995,000	\$896,500	- 9.9%	\$1,025,000	\$940,000	- 8.3%
Inventory of Homes for Sale	28	14	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	70	55	- 21.4%	67	66	- 1.5%
Percent of Original List Price Received*	100.5%	97.0%	- 3.5%	97.4%	96.9%	- 0.5%
New Listings	22	15	- 31.8%	39	41	+ 5.1%

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

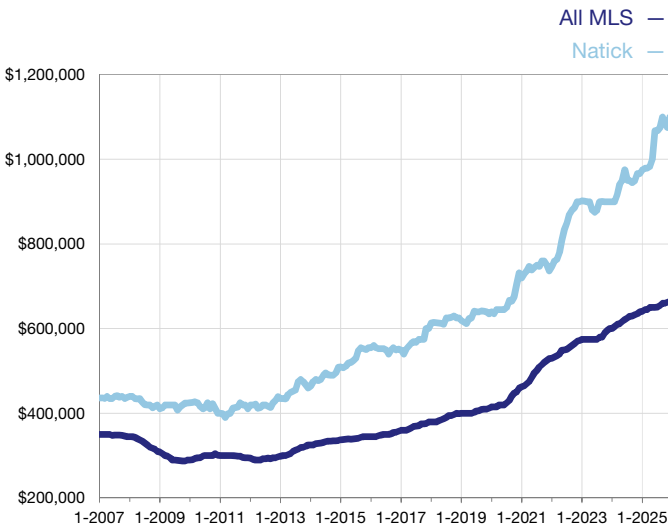
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	16	+ 166.7%	15	22	+ 46.7%
Closed Sales	7	5	- 28.6%	13	10	- 23.1%
Median Sales Price*	\$1,050,000	\$965,000	- 8.1%	\$815,000	\$769,500	- 5.6%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--
Cumulative Days on Market Until Sale	82	31	- 62.2%	64	44	- 31.3%
Percent of Original List Price Received*	94.5%	96.6%	+ 2.2%	96.7%	95.7%	- 1.0%
New Listings	7	14	+ 100.0%	16	23	+ 43.8%

* 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

