

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	31	37	+ 19.4%	94	101	+ 7.4%
Closed Sales	23	25	+ 8.7%	68	81	+ 19.1%
Median Sales Price*	\$1,350,000	\$1,020,000	- 24.4%	\$1,050,500	\$1,060,000	+ 0.9%
Inventory of Homes for Sale	45	41	- 8.9%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	57	26	- 54.4%	52	48	- 7.7%
Percent of Original List Price Received*	100.2%	105.4%	+ 5.2%	99.6%	100.6%	+ 1.0%
New Listings	42	47	+ 11.9%	123	128	+ 4.1%

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

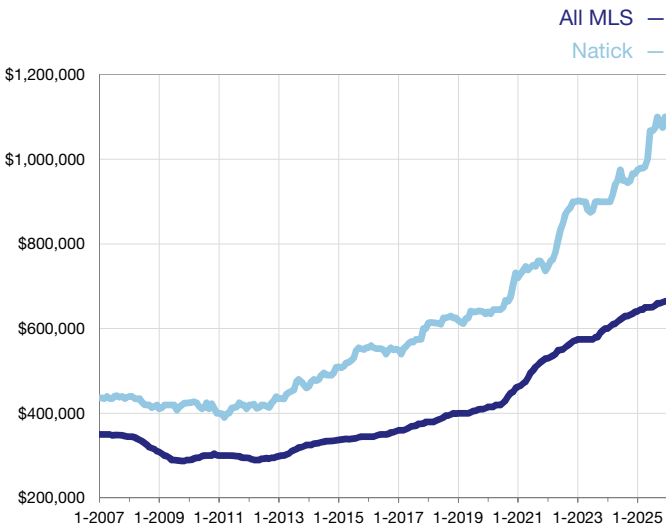
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	18	+ 12.5%	43	57	+ 32.6%
Closed Sales	9	16	+ 77.8%	32	43	+ 34.4%
Median Sales Price*	\$755,000	\$770,000	+ 2.0%	\$845,000	\$695,000	- 17.8%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	42	+ 90.9%	53	49	- 7.5%
Percent of Original List Price Received*	99.2%	98.1%	- 1.1%	97.8%	97.5%	- 0.3%
New Listings	20	20	0.0%	50	62	+ 24.0%

* 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

