Natick

Single-Family Properties

Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	25	**22**	- 12.0%	193	**186**	- 3.6%
Closed Sales	31	**33**	+ 6.5%	176	**180**	+ 2.3%
Median Sales Price*	$870,000	**$1,237,500**	+ 42.2%	$1,100,000	**$1,077,500**	- 2.0%
Inventory of Homes for Sale	48	**31**	- 35.4%	--	--	--
Months Supply of Inventory	2.0	**1.3**	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	25	**22**	- 12.0%	34	**38**	+ 11.8%
Percent of Original List Price Received*	103.3%	**99.2%**	- 4.0%	102.0%	**100.3%**	- 1.7%
New Listings	31	**11**	- 64.5%	241	**217**	- 10.0%

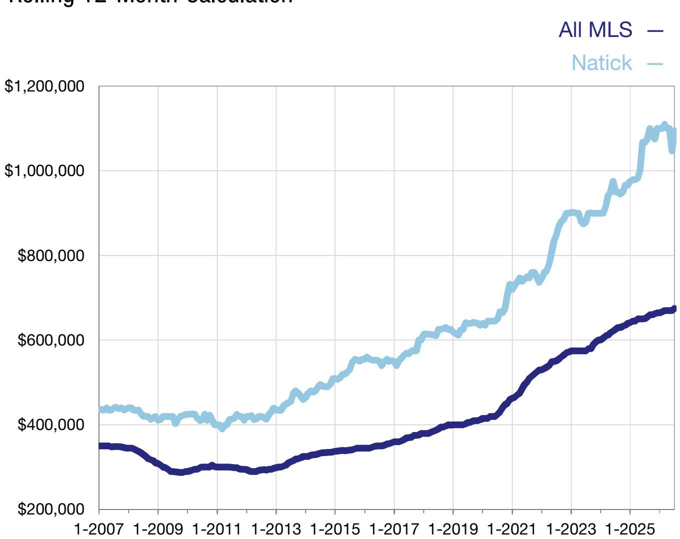
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

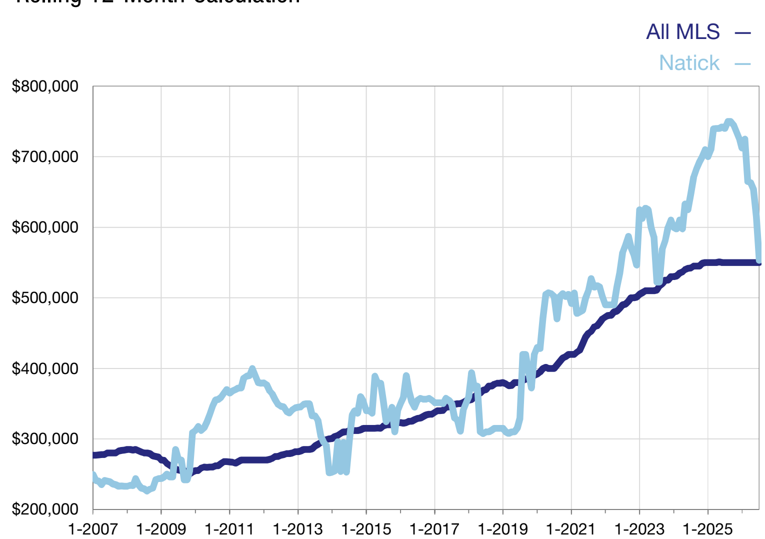
Key Metrics	July 2025	July 2026	+ / –	Year to Date 2025	Year to Date 2026	+ / –
Pending Sales	6	**16**	+ 166.7%	75	**103**	+ 37.3%
Closed Sales	10	**17**	+ 70.0%	72	**95**	+ 31.9%
Median Sales Price*	$730,000	**$375,000**	- 48.6%	$740,000	**$570,000**	- 23.0%
Inventory of Homes for Sale	23	**21**	- 8.7%	--	--	--
Months Supply of Inventory	2.5	**1.8**	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	28	**30**	+ 7.1%	36	**39**	+ 8.3%
Percent of Original List Price Received*	97.7%	**98.1%**	+ 0.4%	98.5%	**98.0%**	- 0.5%
New Listings	9	**16**	+ 77.8%	92	**119**	+ 29.3%

* 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



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