

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

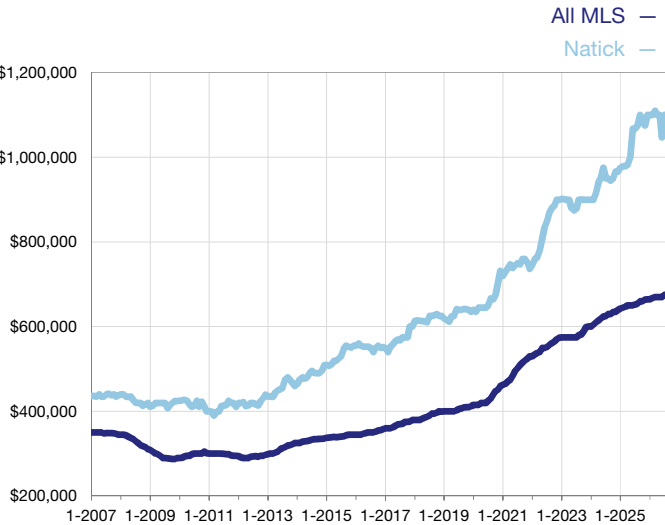
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	17	17	0.0%	210	200	- 4.8%
Closed Sales	32	21	- 34.4%	208	203	- 2.4%
Median Sales Price*	\$1,133,750	\$1,075,000	- 5.2%	\$1,100,000	\$1,090,000	- 0.9%
Inventory of Homes for Sale	43	28	- 34.9%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	40	25	- 37.5%	35	36	+ 2.9%
Percent of Original List Price Received*	100.6%	100.3%	- 0.3%	101.8%	100.3%	- 1.5%
New Listings	15	17	+ 13.3%	256	236	- 7.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	81	112	+ 38.3%
Closed Sales	7	15	+ 114.3%	79	110	+ 39.2%
Median Sales Price*	\$750,000	\$430,000	- 42.7%	\$745,000	\$535,000	- 28.2%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	32	30	- 6.3%	36	38	+ 5.6%
Percent of Original List Price Received*	98.6%	98.7%	+ 0.1%	98.5%	98.1%	- 0.4%
New Listings	9	10	+ 11.1%	101	127	+ 25.7%

* 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

