

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Natick

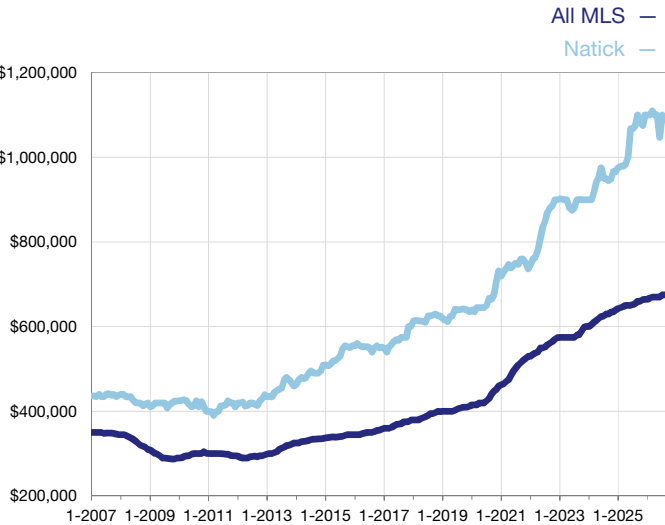
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	31	19	- 38.7%	241	217	- 10.0%
Closed Sales	18	19	+ 5.6%	226	222	- 1.8%
Median Sales Price*	\$1,145,000	\$1,135,000	- 0.9%	\$1,100,000	\$1,099,500	- 0.0%
Inventory of Homes for Sale	55	48	- 12.7%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	33	43	+ 30.3%	35	37	+ 5.7%
Percent of Original List Price Received*	98.4%	99.2%	+ 0.8%	101.5%	100.2%	- 1.3%
New Listings	48	43	- 10.4%	304	277	- 8.9%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	11	+ 10.0%	91	123	+ 35.2%
Closed Sales	9	12	+ 33.3%	88	122	+ 38.6%
Median Sales Price*	\$408,000	\$387,500	- 5.0%	\$745,000	\$500,263	- 32.9%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	50	36	- 28.0%	37	38	+ 2.7%
Percent of Original List Price Received*	96.7%	97.8%	+ 1.1%	98.3%	98.1%	- 0.2%
New Listings	22	12	- 45.5%	123	141	+ 14.6%

* 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

