

Natick 01760

ZIP code · MA · Massachusetts > Middlesex County

BALANCED MARKET

\$820K

MEDIAN SALE PRICE

-9.1%

1-YR CHANGE

454

SALES (12 MO)

\$862K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

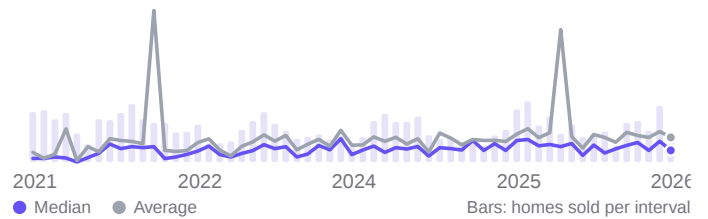
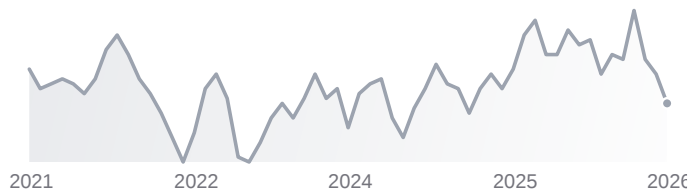
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$775K · Average \$970K

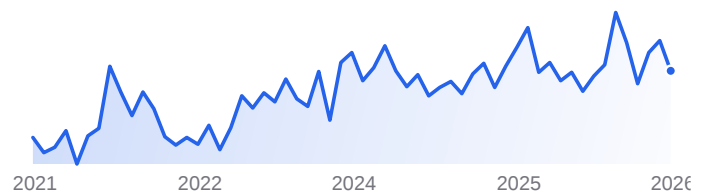
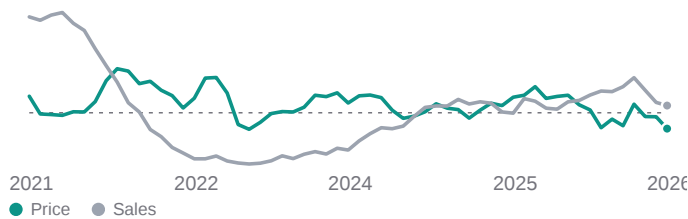


Growth (year over year)

Price -9.1% · Sales +4.1%

Price per square foot

\$488/ft²

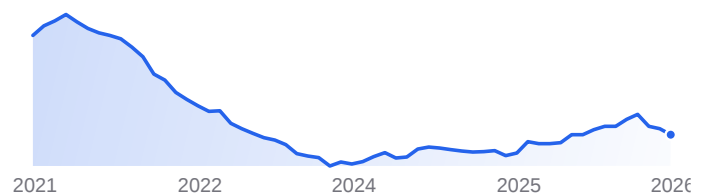
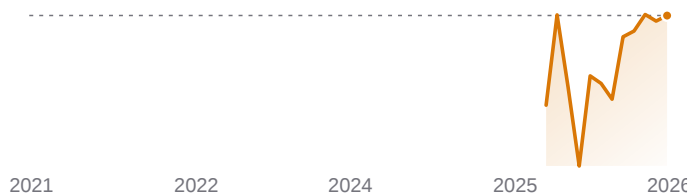


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

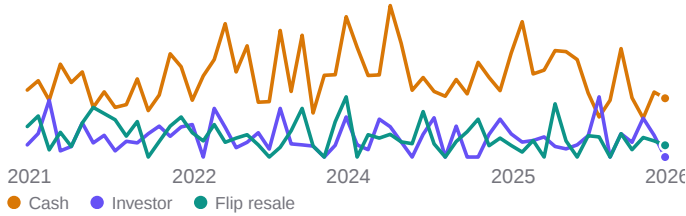
3.8%



BUYERS & OUTCOMES

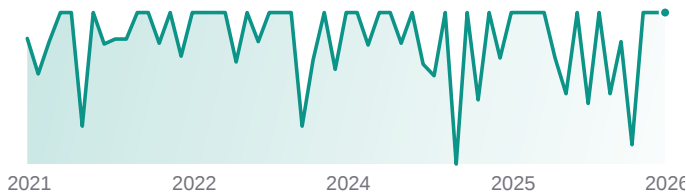
Buyer mix

Cash 17% · Investor 0% · Flip resale 3.4%



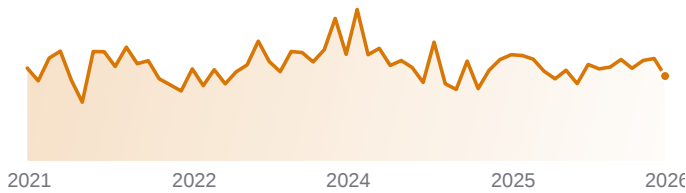
Sellers who sold at a gain

100%

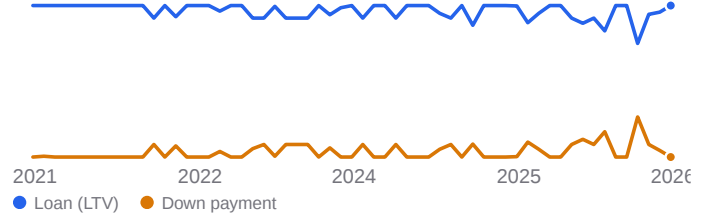


Median annualized return at resale

+4.6%

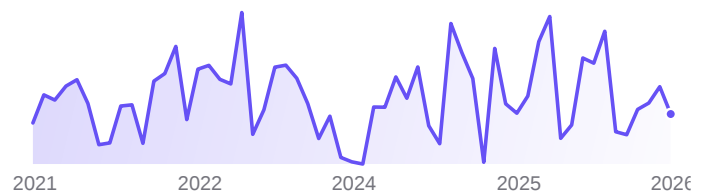


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



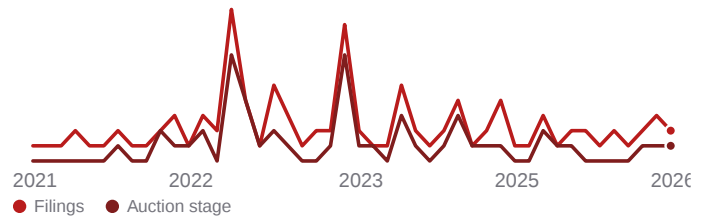
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	12,052
Median value (AVM)	\$862K
Median size	1,705 ft²
Median bedrooms	3
Median year built	1956
Single family	71%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	22%
Median loan-to-value	40%

Typical ownership tenure

15.3 yrs

COMMUNITY

Population	37,721
Density	2,380 / mi²
Median household income	\$134K
Average household income	\$175K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	70
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	4.7%
Unemployment	1.2%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.