

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	7	+ 40.0%	87	93	+ 6.9%
Closed Sales	4	10	+ 150.0%	79	88	+ 11.4%
Median Sales Price*	\$459,750	\$622,250	+ 35.3%	\$570,000	\$620,500	+ 8.9%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	36	32	- 11.1%
Percent of Original List Price Received*	103.5%	97.0%	- 6.3%	101.2%	100.6%	- 0.6%
New Listings	1	3	+ 200.0%	106	98	- 7.5%

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

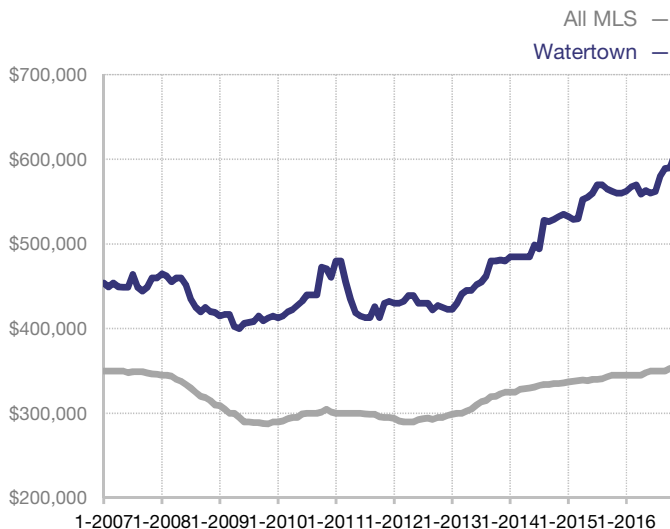
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	15	18	+ 20.0%	216	236	+ 9.3%
Closed Sales	22	11	- 50.0%	198	220	+ 11.1%
Median Sales Price*	\$415,654	\$440,000	+ 5.9%	\$410,000	\$459,000	+ 12.0%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	65	34	- 47.7%	38	36	- 5.3%
Percent of Original List Price Received*	98.7%	100.5%	+ 1.8%	101.6%	101.4%	- 0.2%
New Listings	10	12	+ 20.0%	253	258	+ 2.0%

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

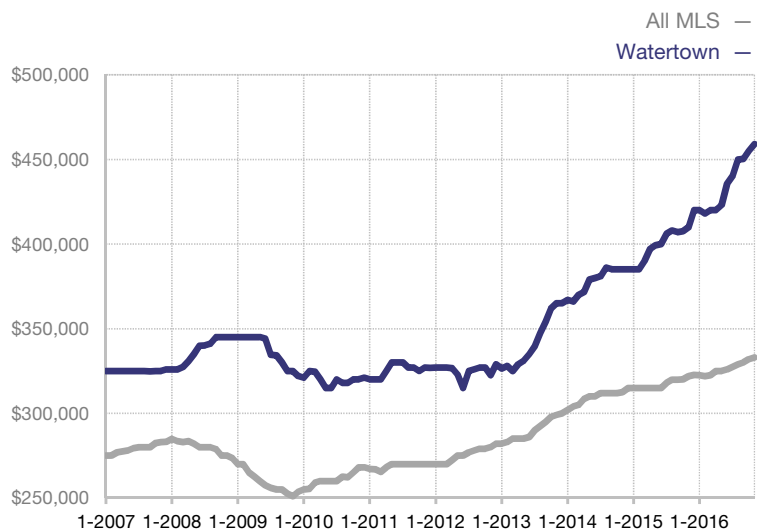
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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