

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	10	9	- 10.0%	71	81	+ 14.1%
Closed Sales	3	7	+ 133.3%	55	78	+ 41.8%
Median Sales Price*	\$680,000	\$645,000	- 5.1%	\$650,000	\$672,000	+ 3.4%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	6	23	+ 283.3%	26	25	- 3.8%
Percent of Original List Price Received*	104.3%	101.0%	- 3.2%	101.8%	100.6%	- 1.2%
New Listings	13	13	0.0%	87	95	+ 9.2%

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

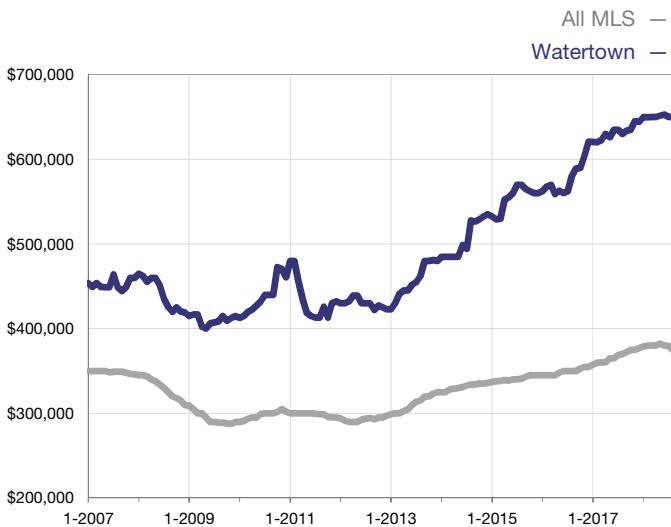
Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	18	18	0.0%	170	164	- 3.5%
Closed Sales	9	13	+ 44.4%	160	154	- 3.8%
Median Sales Price*	\$443,500	\$570,000	+ 28.5%	\$537,000	\$525,000	- 2.2%
Inventory of Homes for Sale	28	40	+ 42.9%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	18	33	+ 83.3%	29	26	- 10.3%
Percent of Original List Price Received*	104.1%	100.9%	- 3.1%	102.1%	103.2%	+ 1.1%
New Listings	30	45	+ 50.0%	195	230	+ 17.9%

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

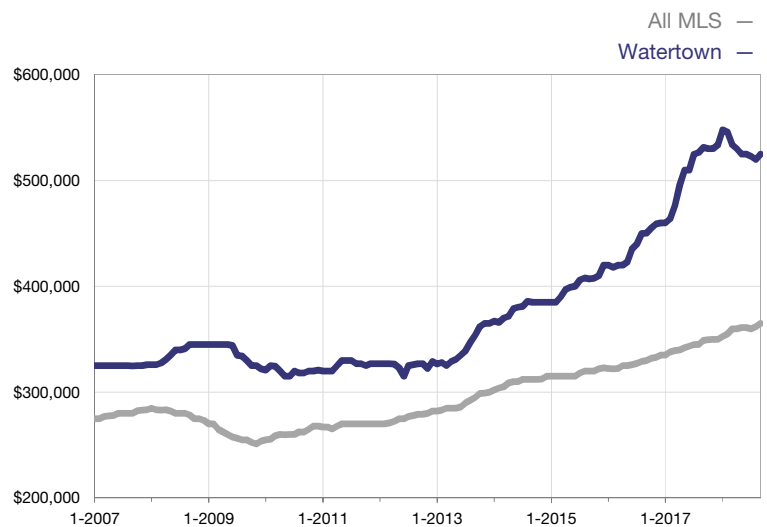
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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