Local Market Update – September 2019

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Watertown

Single-Family Properties

	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	8	**14**	+ 75.0%	78	**85**	+ 9.0%
Closed Sales	7	**14**	+ 100.0%	78	**79**	+ 1.3%
Median Sales Price*	$645,000	**$664,000**	+ 2.9%	$672,000	**$735,000**	+ 9.4%
Inventory of Homes for Sale	12	**7**	- 41.7%	--	--	--
Months Supply of Inventory	1.3	**0.8**	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	23	**29**	+ 26.1%	25	**28**	+ 12.0%
Percent of Original List Price Received*	101.0%	**98.0%**	- 3.0%	100.6%	**98.6%**	- 2.0%
New Listings	13	**13**	0.0%	95	**98**	+ 3.2%

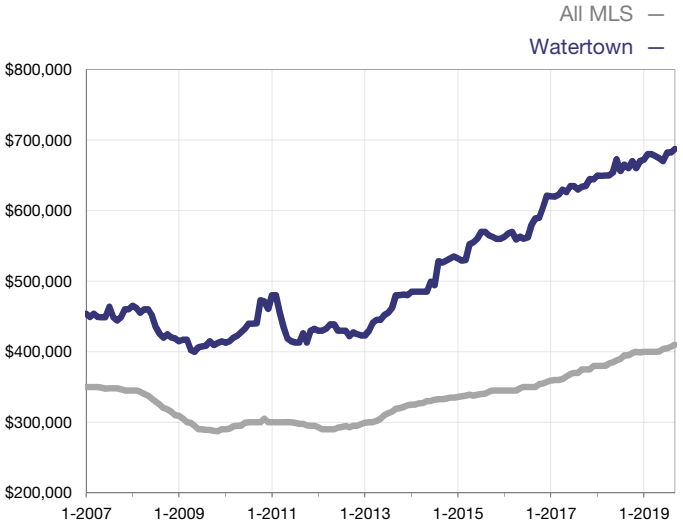
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

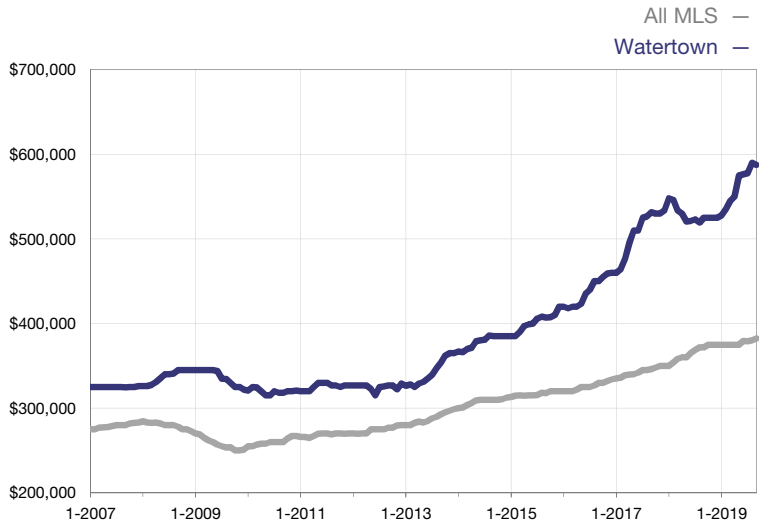
	September			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	16	**24**	+ 50.0%	160	**215**	+ 34.4%
Closed Sales	13	**16**	+ 23.1%	152	**201**	+ 32.2%
Median Sales Price*	$570,000	**$567,300**	- 0.5%	$525,000	**$600,000**	+ 14.3%
Inventory of Homes for Sale	50	**45**	- 10.0%	--	--	--
Months Supply of Inventory	2.9	**2.2**	- 24.1%	--	--	--
Cumulative Days on Market Until Sale	33	**42**	+ 27.3%	26	**35**	+ 34.6%
Percent of Original List Price Received*	100.9%	**98.1%**	- 2.8%	102.6%	**100.0%**	- 2.5%
New Listings	45	**49**	+ 8.9%	228	**296**	+ 29.8%

* 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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