

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	4	+ 100.0%	91	91	0.0%
Closed Sales	7	12	+ 71.4%	100	89	- 11.0%
Median Sales Price*	\$675,000	\$787,200	+ 16.6%	\$717,500	\$785,000	+ 9.4%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	18	30	+ 66.7%	30	24	- 20.0%
Percent of Original List Price Received*	101.1%	98.2%	- 2.9%	100.0%	102.8%	+ 2.8%
New Listings	1	4	+ 300.0%	113	113	0.0%

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

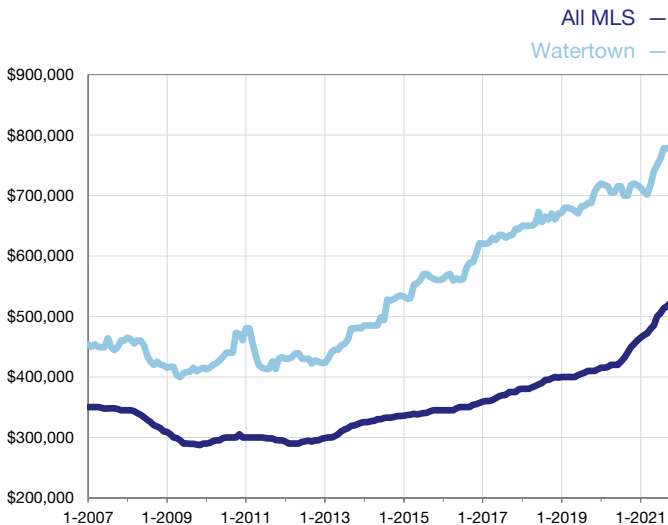
Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	13	+ 18.2%	260	273	+ 5.0%
Closed Sales	28	24	- 14.3%	258	256	- 0.8%
Median Sales Price*	\$537,500	\$542,000	+ 0.8%	\$575,000	\$599,950	+ 4.3%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	38	33	- 13.2%	38	33	- 13.2%
Percent of Original List Price Received*	97.2%	99.6%	+ 2.5%	98.9%	101.0%	+ 2.1%
New Listings	7	8	+ 14.3%	321	315	- 1.9%

* 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

