

# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	8	+ 60.0%	55	46	- 16.4%
Closed Sales	8	11	+ 37.5%	47	43	- 8.5%
Median Sales Price*	\$882,500	<b>\$1,130,000</b>	+ 28.0%	\$805,000	<b>\$860,000</b>	+ 6.8%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	9	11	+ 22.2%	21	24	+ 14.3%
Percent of Original List Price Received*	108.5%	<b>106.7%</b>	- 1.7%	105.4%	<b>106.4%</b>	+ 0.9%
New Listings	3	7	+ 133.3%	68	58	- 14.7%

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

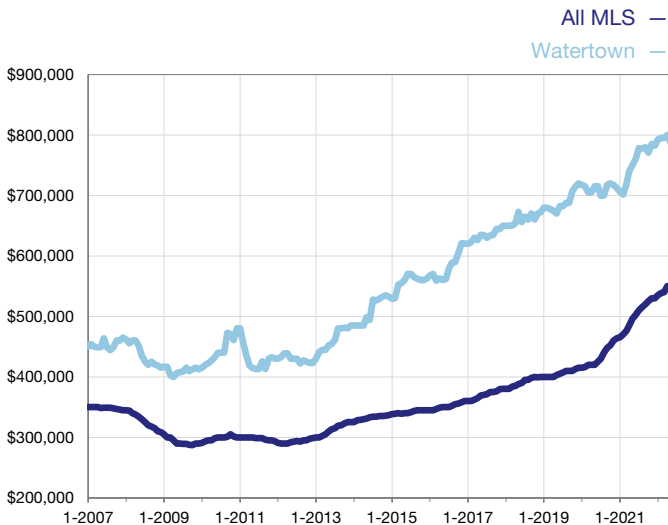
### Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	17	21	+ 23.5%	154	143	- 7.1%
Closed Sales	27	18	- 33.3%	137	141	+ 2.9%
Median Sales Price*	\$615,000	<b>\$804,500</b>	+ 30.8%	\$615,000	<b>\$729,000</b>	+ 18.5%
Inventory of Homes for Sale	41	24	- 41.5%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	21	36	+ 71.4%	32	30	- 6.3%
Percent of Original List Price Received*	102.8%	<b>104.9%</b>	+ 2.0%	101.7%	<b>103.5%</b>	+ 1.8%
New Listings	26	21	- 19.2%	194	170	- 12.4%

\* 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

