

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	5	0.0%	90	78	- 13.3%
Closed Sales	12	6	- 50.0%	89	75	- 15.7%
Median Sales Price*	\$787,200	\$940,000	+ 19.4%	\$785,000	\$850,000	+ 8.3%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	1.2	0.3	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	24	25	+ 4.2%
Percent of Original List Price Received*	98.2%	99.9%	+ 1.7%	102.8%	104.2%	+ 1.4%
New Listings	4	3	- 25.0%	119	99	- 16.8%

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

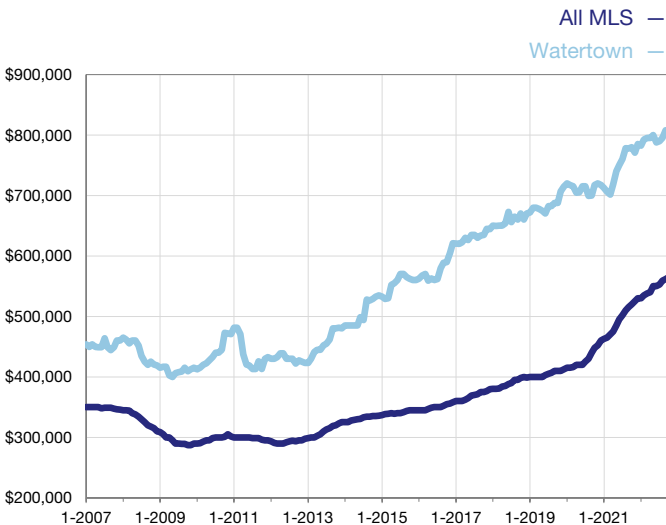
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	9	- 40.0%	270	205	- 24.1%
Closed Sales	34	9	- 73.5%	267	219	- 18.0%
Median Sales Price*	\$625,000	\$750,000	+ 20.0%	\$610,000	\$675,000	+ 10.7%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	35	29	- 17.1%	33	31	- 6.1%
Percent of Original List Price Received*	99.1%	98.9%	- 0.2%	100.9%	102.0%	+ 1.1%
New Listings	8	9	+ 12.5%	316	252	- 20.3%

* 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

