

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$735,000	\$1,200,000	+ 63.3%	\$735,000	\$1,200,000	+ 63.3%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	34	112	+ 229.4%	34	112	+ 229.4%
Percent of Original List Price Received*	102.1%	102.5%	+ 0.4%	102.1%	102.5%	+ 0.4%
New Listings	1	1	0.0%	1	1	0.0%

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

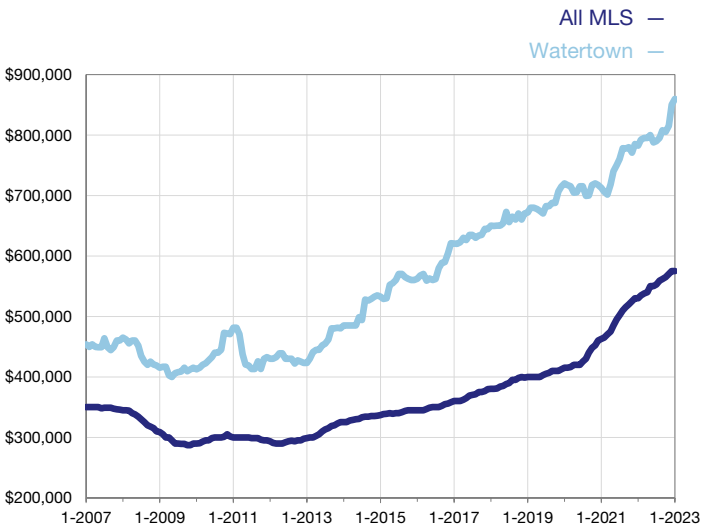
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	11	- 31.3%	16	11	- 31.3%
Closed Sales	19	8	- 57.9%	19	8	- 57.9%
Median Sales Price*	\$655,000	\$815,000	+ 24.4%	\$655,000	\$815,000	+ 24.4%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	38	53	+ 39.5%	38	53	+ 39.5%
Percent of Original List Price Received*	99.9%	94.2%	- 5.7%	99.9%	94.2%	- 5.7%
New Listings	12	16	+ 33.3%	12	16	+ 33.3%

* 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

