

Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	11	13	+ 18.2%	52	58	+ 11.5%
Closed Sales	17	12	- 29.4%	42	44	+ 4.8%
Median Sales Price*	\$625,000	\$556,500	- 11.0%	\$611,250	\$585,000	- 4.3%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	20	25	+ 25.0%	44	33	- 25.0%
Percent of Original List Price Received*	103.2%	100.5%	- 2.6%	100.7%	102.5%	+ 1.8%
New Listings	5	17	+ 240.0%	61	68	+ 11.5%

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

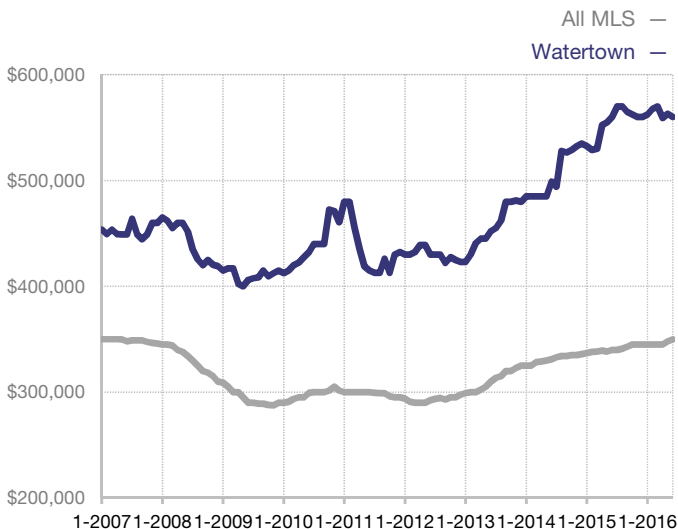
Condominium Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	39	25	- 35.9%	122	150	+ 23.0%
Closed Sales	37	34	- 8.1%	82	119	+ 45.1%
Median Sales Price*	\$425,000	\$475,000	+ 11.8%	\$425,000	\$458,000	+ 7.8%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	36	37	+ 2.8%
Percent of Original List Price Received*	103.3%	102.6%	- 0.7%	101.9%	101.4%	- 0.5%
New Listings	46	32	- 30.4%	146	164	+ 12.3%

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

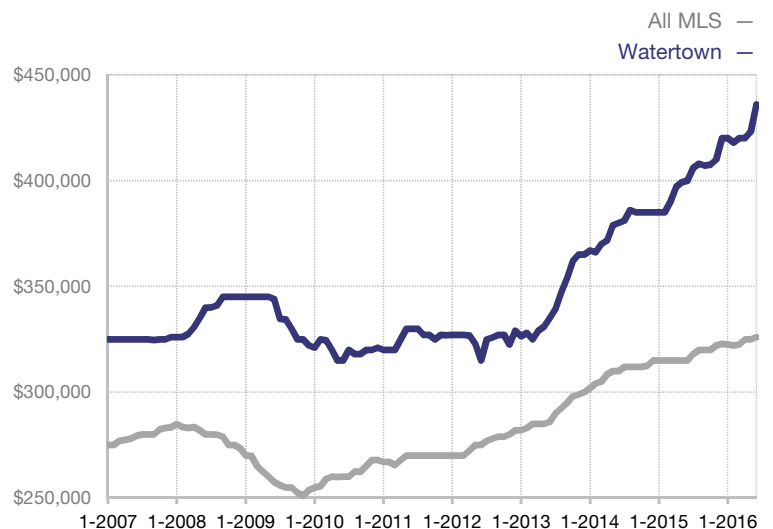
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

