

Local Market Update – October 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	7	7	0.0%	82	87	+ 6.1%
Closed Sales	5	4	- 20.0%	75	78	+ 4.0%
Median Sales Price*	\$526,017	\$657,500	+ 25.0%	\$570,000	\$620,500	+ 8.9%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	46	39	- 15.2%	37	32	- 13.5%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.6%	101.1%	101.1%	0.0%
New Listings	11	8	- 27.3%	105	96	- 8.6%

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

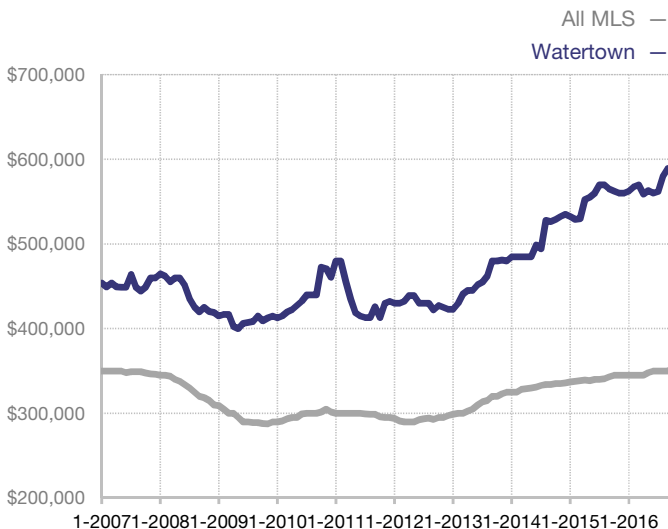
Condominium Properties

Key Metrics	October			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	24	17	- 29.2%	201	219	+ 9.0%
Closed Sales	13	20	+ 53.8%	176	209	+ 18.8%
Median Sales Price*	\$426,000	\$535,000	+ 25.6%	\$409,000	\$460,000	+ 12.5%
Inventory of Homes for Sale	37	24	- 35.1%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	40	26	- 35.0%	35	36	+ 2.9%
Percent of Original List Price Received*	100.5%	101.1%	+ 0.6%	102.0%	101.5%	- 0.5%
New Listings	28	19	- 32.1%	243	245	+ 0.8%

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

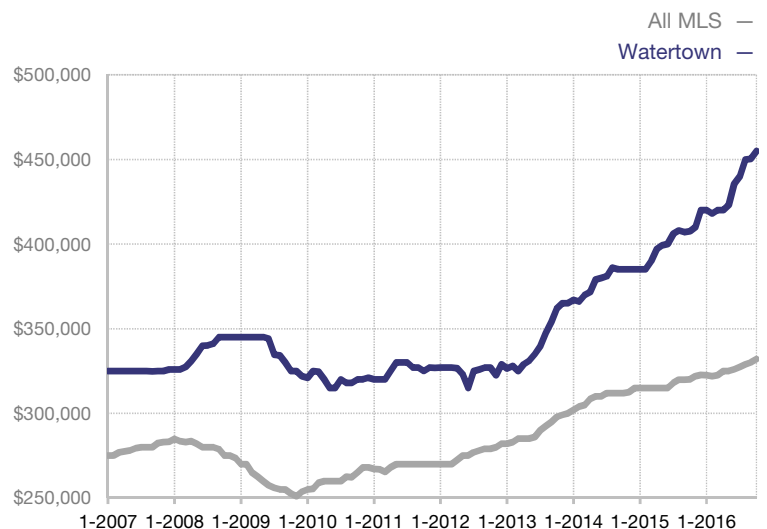
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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