

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	13	+ 8.3%	63	62	- 1.6%
Closed Sales	9	7	- 22.2%	53	55	+ 3.8%
Median Sales Price*	\$650,000	\$777,000	+ 19.5%	\$695,000	\$735,000	+ 5.8%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	13	17	+ 30.8%	26	29	+ 11.5%
Percent of Original List Price Received*	104.5%	102.0%	- 2.4%	100.7%	98.6%	- 2.1%
New Listings	10	15	+ 50.0%	75	82	+ 9.3%

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

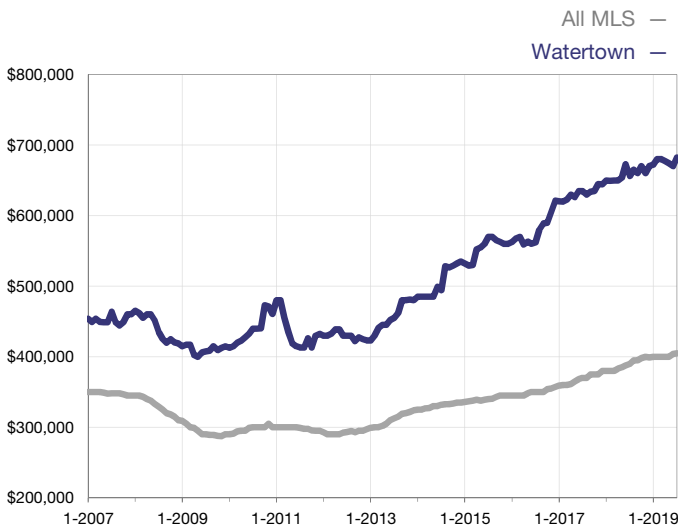
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	28	+ 47.4%	133	179	+ 34.6%
Closed Sales	18	29	+ 61.1%	111	154	+ 38.7%
Median Sales Price*	\$547,250	\$553,988	+ 1.2%	\$525,000	\$615,000	+ 17.1%
Inventory of Homes for Sale	38	38	0.0%	--	--	--
Months Supply of Inventory	2.4	1.9	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	17	29	+ 70.6%	25	36	+ 44.0%
Percent of Original List Price Received*	104.4%	98.9%	- 5.3%	103.2%	100.3%	- 2.8%
New Listings	35	29	- 17.1%	170	234	+ 37.6%

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

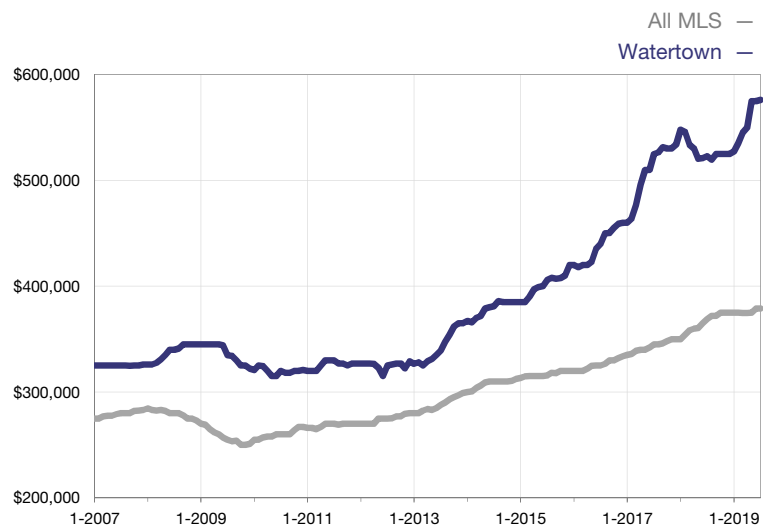
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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