

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	12	+ 50.0%	14	18	+ 28.6%
Closed Sales	3	3	0.0%	13	7	- 46.2%
Median Sales Price*	\$710,000	<b>\$681,000</b>	- 4.1%	\$720,000	<b>\$670,000</b>	- 6.9%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	18	39	+ 116.7%	63	51	- 19.0%
Percent of Original List Price Received*	102.0%	<b>107.3%</b>	+ 5.2%	98.1%	<b>102.2%</b>	+ 4.2%
New Listings	12	16	+ 33.3%	20	24	+ 20.0%

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

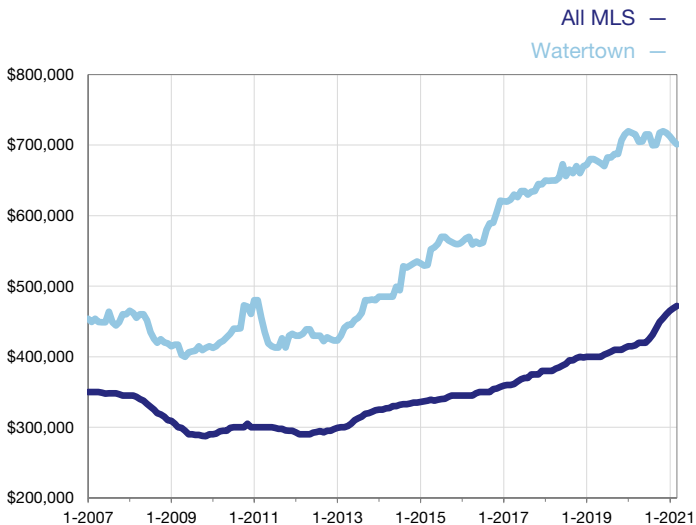
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	22	+ 10.0%	59	54	- 8.5%
Closed Sales	13	21	+ 61.5%	47	48	+ 2.1%
Median Sales Price*	\$669,000	<b>\$615,000</b>	- 8.1%	\$585,000	<b>\$591,000</b>	+ 1.0%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	75	55	- 26.7%	67	46	- 31.3%
Percent of Original List Price Received*	99.1%	<b>101.1%</b>	+ 2.0%	97.9%	<b>99.7%</b>	+ 1.8%
New Listings	26	29	+ 11.5%	61	63	+ 3.3%

\* 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

