

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	7	+ 16.7%	20	25	+ 25.0%
Closed Sales	4	6	+ 50.0%	17	13	- 23.5%
Median Sales Price*	\$568,000	\$790,000	+ 39.1%	\$710,000	\$710,000	0.0%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	63	34	- 46.0%	63	43	- 31.7%
Percent of Original List Price Received*	97.0%	99.4%	+ 2.5%	97.8%	100.9%	+ 3.2%
New Listings	6	11	+ 83.3%	26	35	+ 34.6%

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

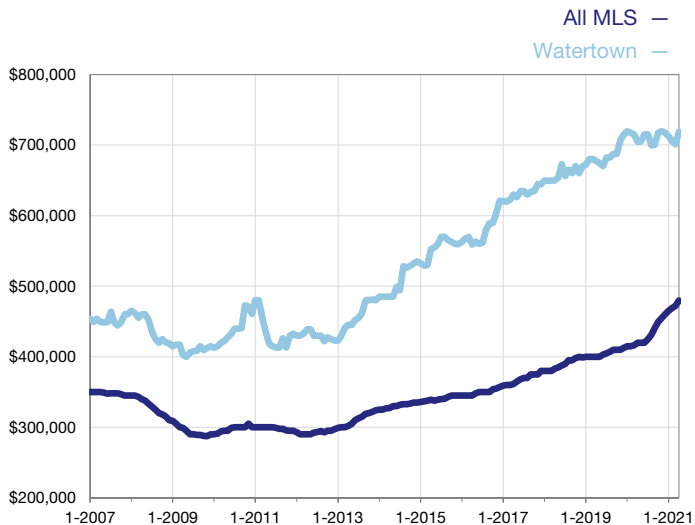
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	32	+ 128.6%	73	85	+ 16.4%
Closed Sales	20	10	- 50.0%	67	58	- 13.4%
Median Sales Price*	\$517,500	\$585,000	+ 13.0%	\$575,000	\$591,000	+ 2.8%
Inventory of Homes for Sale	19	20	+ 5.3%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	55	21	- 61.8%	64	42	- 34.4%
Percent of Original List Price Received*	99.6%	99.9%	+ 0.3%	98.4%	99.7%	+ 1.3%
New Listings	17	33	+ 94.1%	78	96	+ 23.1%

* 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

