

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	13	+ 44.4%	29	38	+ 31.0%
Closed Sales	10	11	+ 10.0%	27	24	- 11.1%
Median Sales Price*	\$687,500	\$826,500	+ 20.2%	\$700,000	\$777,500	+ 11.1%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--
Cumulative Days on Market Until Sale	13	11	- 15.4%	45	28	- 37.8%
Percent of Original List Price Received*	99.2%	104.5%	+ 5.3%	98.3%	102.6%	+ 4.4%
New Listings	14	11	- 21.4%	40	46	+ 15.0%

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

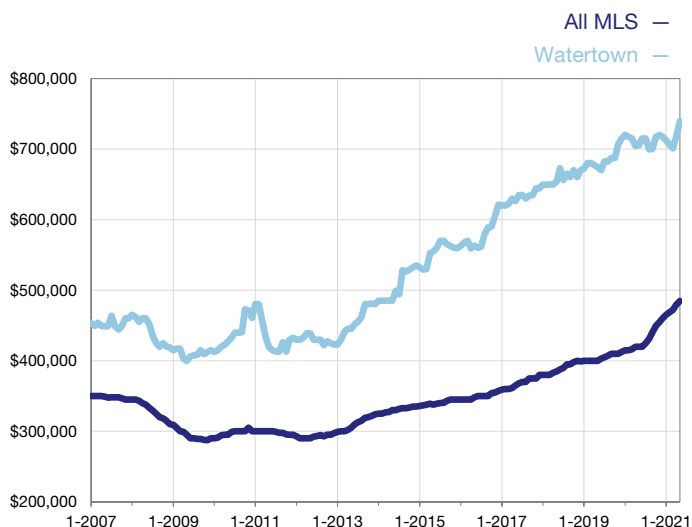
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	18	- 21.7%	96	102	+ 6.3%
Closed Sales	14	30	+ 114.3%	81	89	+ 9.9%
Median Sales Price*	\$597,500	\$594,950	- 0.4%	\$575,000	\$590,000	+ 2.6%
Inventory of Homes for Sale	24	31	+ 29.2%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	17	30	+ 76.5%	56	38	- 32.1%
Percent of Original List Price Received*	99.3%	104.0%	+ 4.7%	98.5%	101.1%	+ 2.6%
New Listings	29	32	+ 10.3%	107	128	+ 19.6%

* 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

