

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	8	- 11.1%	85	73	- 14.1%
Closed Sales	11	11	0.0%	77	69	- 10.4%
Median Sales Price*	\$715,000	<b>\$800,000</b>	+ 11.9%	\$785,000	<b>\$850,000</b>	+ 8.3%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	19	25	+ 31.6%	23	25	+ 8.7%
Percent of Original List Price Received*	101.8%	<b>102.9%</b>	+ 1.1%	103.6%	<b>104.6%</b>	+ 1.0%
New Listings	5	8	+ 60.0%	115	96	- 16.5%

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

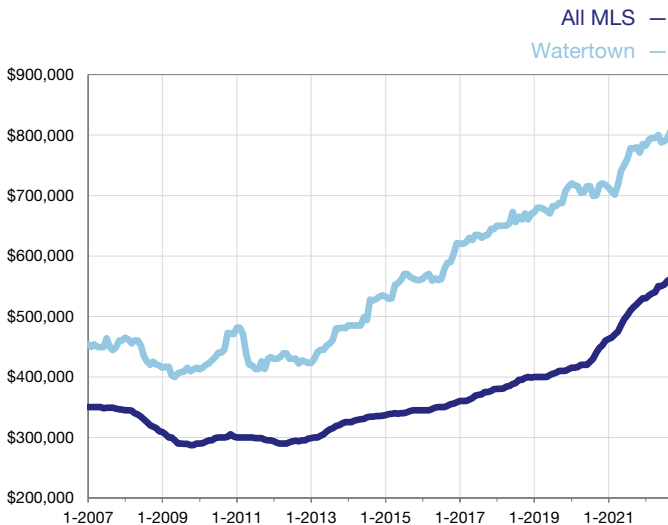
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	32	11	- 65.6%	255	196	- 23.1%
Closed Sales	27	22	- 18.5%	233	209	- 10.3%
Median Sales Price*	\$675,000	<b>\$664,950</b>	- 1.5%	\$600,000	<b>\$675,000</b>	+ 12.5%
Inventory of Homes for Sale	30	20	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	43	42	- 2.3%	33	31	- 6.1%
Percent of Original List Price Received*	99.0%	<b>97.9%</b>	- 1.1%	101.2%	<b>102.1%</b>	+ 0.9%
New Listings	20	11	- 45.0%	308	243	- 21.1%

\* 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

