

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	9	4	- 55.6%
Closed Sales	1	4	+ 300.0%	5	7	+ 40.0%
Median Sales Price*	\$815,000	\$762,500	- 6.4%	\$770,000	\$1,200,000	+ 55.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	32	56	+ 75.0%
Percent of Original List Price Received*	112.6%	100.5%	- 10.7%	104.2%	101.4%	- 2.7%
New Listings	10	4	- 60.0%	11	5	- 54.5%

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

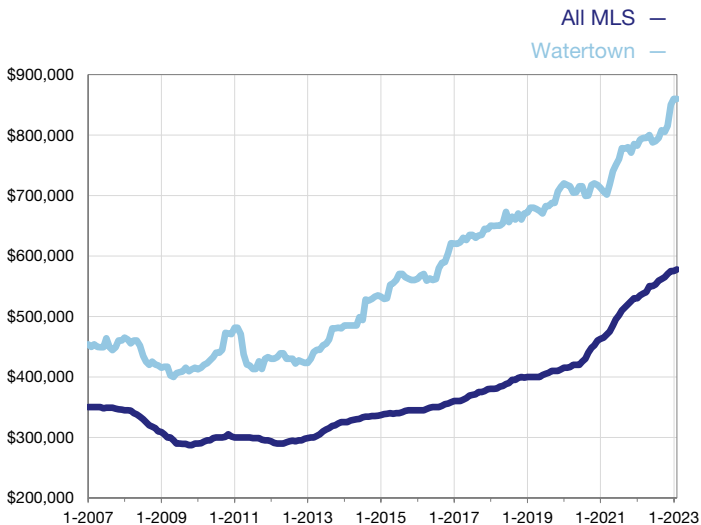
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	21	+ 16.7%	34	30	- 11.8%
Closed Sales	16	5	- 68.8%	35	13	- 62.9%
Median Sales Price*	\$750,550	\$835,000	+ 11.3%	\$668,000	\$835,000	+ 25.0%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	60	48	- 20.0%	48	51	+ 6.3%
Percent of Original List Price Received*	98.5%	97.8%	- 0.7%	99.3%	95.6%	- 3.7%
New Listings	26	21	- 19.2%	38	37	- 2.6%

* 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

