

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	15	9	- 40.0%
Closed Sales	6	4	- 33.3%	11	11	0.0%
Median Sales Price*	\$825,000	\$899,500	+ 9.0%	\$790,000	\$934,000	+ 18.2%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--
Cumulative Days on Market Until Sale	9	15	+ 66.7%	19	41	+ 115.8%
Percent of Original List Price Received*	106.5%	105.5%	- 0.9%	105.4%	102.9%	- 2.4%
New Listings	7	15	+ 114.3%	18	20	+ 11.1%

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

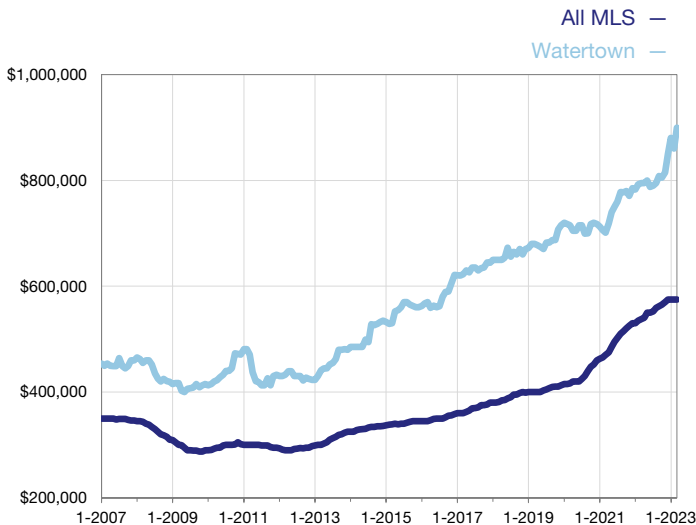
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	22	26	+ 18.2%	56	53	- 5.4%
Closed Sales	19	17	- 10.5%	54	31	- 42.6%
Median Sales Price*	\$615,000	\$702,000	+ 14.1%	\$661,500	\$745,000	+ 12.6%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	22	64	+ 190.9%	39	57	+ 46.2%
Percent of Original List Price Received*	103.9%	98.9%	- 4.8%	100.9%	97.6%	- 3.3%
New Listings	30	22	- 26.7%	68	59	- 13.2%

* 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

