

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	9	+ 28.6%	22	17	- 22.7%
Closed Sales	8	4	- 50.0%	19	15	- 21.1%
Median Sales Price*	\$795,000	<b>\$982,500</b>	+ 23.6%	\$790,000	<b>\$934,000</b>	+ 18.2%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	0.8	<b>0.8</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	64	<b>21</b>	- 67.2%	38	<b>36</b>	- 5.3%
Percent of Original List Price Received*	100.5%	<b>110.2%</b>	+ 9.7%	103.4%	<b>104.8%</b>	+ 1.4%
New Listings	6	3	- 50.0%	24	23	- 4.2%

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

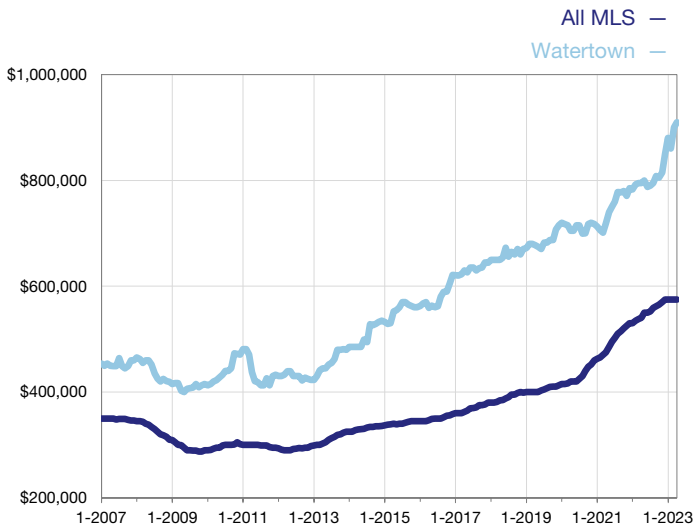
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	17	- 5.6%	74	68	- 8.1%
Closed Sales	20	19	- 5.0%	74	50	- 32.4%
Median Sales Price*	\$650,000	<b>\$695,000</b>	+ 6.9%	\$661,500	<b>\$714,500</b>	+ 8.0%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	1.0	<b>1.2</b>	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	23	<b>18</b>	- 21.7%	35	<b>42</b>	+ 20.0%
Percent of Original List Price Received*	105.7%	<b>101.5%</b>	- 4.0%	102.2%	<b>99.1%</b>	- 3.0%
New Listings	20	19	- 5.0%	88	78	- 11.4%

\* 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

