

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Watertown

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	5	- 28.6%	29	22	- 24.1%
Closed Sales	5	8	+ 60.0%	24	23	- 4.2%
Median Sales Price*	\$926,000	<b>\$861,000</b>	- 7.0%	\$810,000	<b>\$915,000</b>	+ 13.0%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	1.1	<b>0.9</b>	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	13	<b>15</b>	+ 15.4%	33	<b>28</b>	- 15.2%
Percent of Original List Price Received*	114.9%	<b>103.1%</b>	- 10.3%	105.8%	<b>104.2%</b>	- 1.5%
New Listings	11	8	- 27.3%	34	30	- 11.8%

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

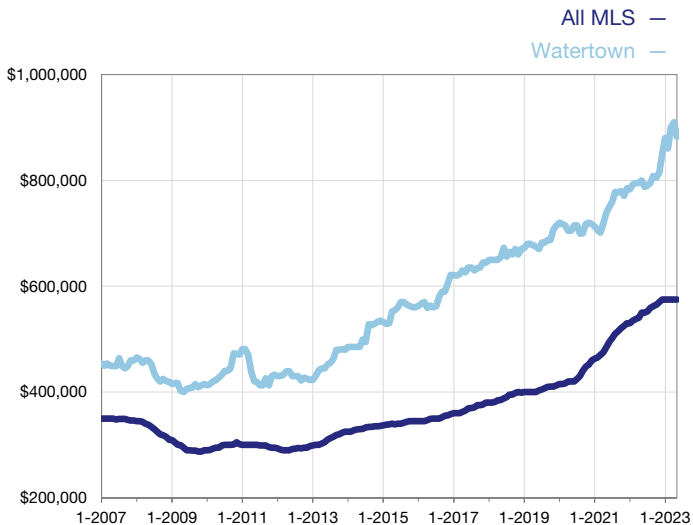
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	19	- 36.7%	104	86	- 17.3%
Closed Sales	20	19	- 5.0%	94	69	- 26.6%
Median Sales Price*	\$775,000	<b>\$655,000</b>	- 15.5%	\$678,500	<b>\$702,000</b>	+ 3.5%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	0.9	<b>1.3</b>	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	18	<b>35</b>	+ 94.4%	31	<b>40</b>	+ 29.0%
Percent of Original List Price Received*	104.6%	<b>105.2%</b>	+ 0.6%	102.7%	<b>100.8%</b>	- 1.9%
New Listings	30	24	- 20.0%	118	100	- 15.3%

\* 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

