

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Watertown

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	7	0.0%	36	29	- 19.4%
Closed Sales	8	7	- 12.5%	32	30	- 6.3%
Median Sales Price*	\$795,000	\$1,235,000	+ 55.3%	\$810,000	\$957,000	+ 18.1%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	2.5	0.3	- 88.0%	--	--	--
Cumulative Days on Market Until Sale	13	43	+ 230.8%	28	32	+ 14.3%
Percent of Original List Price Received*	107.6%	99.2%	- 7.8%	106.2%	103.1%	- 2.9%
New Listings	16	5	- 68.8%	50	35	- 30.0%

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

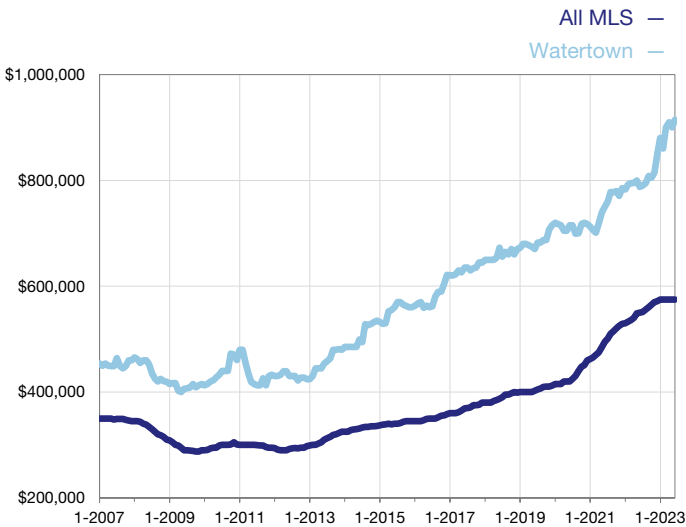
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	17	+ 21.4%	118	103	- 12.7%
Closed Sales	29	20	- 31.0%	123	89	- 27.6%
Median Sales Price*	\$729,000	\$781,000	+ 7.1%	\$706,500	\$709,000	+ 0.4%
Inventory of Homes for Sale	35	14	- 60.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	21	20	- 4.8%	29	36	+ 24.1%
Percent of Original List Price Received*	105.4%	102.6%	- 2.7%	103.3%	101.2%	- 2.0%
New Listings	31	13	- 58.1%	149	114	- 23.5%

* 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

